



City of Concord

Fiscal Policy Advisory Committee

Meeting Minutes - Draft

Monday, January 27, 2025

4:30 PM

City Hall
41 Green Street, 2nd Floor Conference
Room

1. Call to Order

The meeting was called to order at 4:30 PM.

2. Roll Call

Present:

City Councilors - Nathan Fennessy (Chairman), Amanda Grady Sexton, Jennifer Kretovic, Karen McNamara, Brent Todd, and Mayor Byron Champlin.

City Staff - Thomas Aspell, Jr., City Manager; Brian LeBrun, Deputy City Manager - Finance; Matt Walsh, Deputy City Manager - Development; Audrey Masters, Assistant Finance Director; Bob McManus, Director of OMB; Rebekah Dougherty, Incumbent Director of OMB; and Phil Davis, BMGC Golf Pro.

Excused:

City Councilor - Fred Keach.

3. Approval of Meeting Minutes

A motion was made and seconded to approve the draft minutes from the December 16, 2024 meeting. The motion passed with no dissenting votes.

4. Beaver Meadow Golf Facility Referral from City Council

Deputy City Manager - Finance Brian LeBrun provided an overview of the three proposed options for the clubhouse. He noted that both the Golf Course Advisory Committee and the Ad-Hoc Beaver Meadow Building Committee have recommended Option #3 (build a new clubhouse).

Deputy City Manager LeBrun provided the tax rate impact of Option 1 (renovate existing clubhouse) and Option 3, as compared to the tax rate impacts of the Parks & Recreation Department, Library, and Arena.

Deputy City Manager LeBrun also provided an overview of new expenses and debt

service that would be incurred by each option. A 20 year proforma was prepared for each option, and Deputy City Manager LeBrun went over each proforma. The cost of Option 2 (renovate with addition) is basically the same as the cost of Option 3; therefore, only two proformas were presented.

The committee discussed using recreational impact fees to support the clubhouse project. City Manager Aspell noted that there would have to be a demonstrated increase in capacity in order to assess impact fees for this purpose.

Mayor Champlin stated that estimated donations of \$250,000, especially for Option 1, may be unrealistic and should be reduced.

The committee discussed the pros and cons of both options. It was noted that if we renovate the current building (Option1), it will require a total tear down of the building in order to bring the building to code. As a result, there will be a loss of revenue, as the course will have to operate out of a temporary facility, will lose simulator revenue, and may even lose traffic during the construction. There is also the restaurant to consider. Councilor Todd asked if this potential revenue loss was included in the proforma for Option 1 and suggested, if it was not, that this be factored in and the proforma be updated.

Councilor Kretovic noted that Option 1 does not include space for Ski the Beav'.

A motion was made by Councilor Kretovic, seconded by Karen McNamara, for FPAC to support the Golf Course Advisory and the Ad-Hoc BMGC Building Committees' recommendation of Option 3.

Councilor Grady Sexton indicated that she would not be voting for Option 3.

Councilor Todd shared concerns he's heard from constituents about the cost of this endeavor. However, he stated that, from a fiscal standpoint, Option 3 makes the most sense. He indicated that he would like to see more public support and public hearings.

Councilor Fennessy stated that the Beaver Meadow clubhouse is an asset of the City and that, at some point, the City will have to spend money on this building. He stated that the longer we wait, the more expensive it will be.

A vote was taken on the motion. The motion passed with one dissension.

5. Quarterly Financial Statements

Deputy City Manager LeBrun provided an overview of the year-to-date financial statements for the period ending December 31, 2024. He noted that, 50% of the way through the fiscal year, revenue and expense lines are on track, and he discussed several noteworthy revenue and expense items.

6. FY 2026 Tax Rate Target

The committee discussed whether to set a tax rate target for the FY 2026 budget. For over ten years, the committee has recommended that the City Manager present a responsible budget that meets the goals and objectives of the City Council.

A motion was made and seconded to have the City Manager follow the same process as was done for the FY 2025 budget, and prepare a responsible budget and tax rate increase. The motion passed with no dissenting votes.

7. Other

Councilor Grady Sexton indicated that with the growing number of homeless individuals in the City, the Public Safety Committee is looking at the services that are provided by our social service agencies and would like to see the City Administration consider changing the process for applying for funds to ensure that the money is reaching the most Concord citizens.

Mayor Champlin noted that both the Friendly Kitchen and the Concord Coalition to End Homelessness Resource Center has extended their hours. Councilor Grady Sexton suggested that publicizing this information would be helpful, as the word on this is not out there.

The committee discussed the staffing challenges that these organizations face.

Another topic of discussion was how to educate tax payers about surplus funds. Many residents feel that surplus funds should be returned to the tax payers. Committee members suggested the City do more to educate the public, perhaps including something with the tax bills. City Manager Aspell said he will discuss it during the FY 2026 budget presentation.

8. Adjournment

With no further discussion, a motion was made to adjourn. The motion was duly seconded and passed with no dissenting votes. The meeting adjourned at 5:49 PM.

