

Minutes
Town of Acton Community Preservation Committee
February 11, 2016
Acton Memorial Library

Members Present: Peter Ashton (Chair), Peter Berry, Tory Beyer, Jeff Clymer, Walter Foster, Paula Goodwin, Susan Mitchell-Hardt, Ken Sghia-Hughes, Joe Will (Clerk)

Others Present: Roland Bartl (Acton Planning Director), Robert Hummel (Acton Assistant Planner), Roland Bourdon (Finance Committee observer), Tom Tidman (Acton Director of Natural Resources), Cathy Fochtman (Acton Recreation Director), Andy Richardt (Chairman, Miracle League of Massachusetts Board of Directors), Franny Osman (Acton Selectman), and Acton citizens Michaela Moran, Suzi Yarin, Ruth Thatcher, Sandra Cryer

Peter A opened the meeting at 7:34 P.M.

I. Citizen Concerns

- None.

II. Minutes of January 07 & 21, 2016

- It was moved, seconded, and voted unanimously to approve the 01/07/16 minutes as presented. Ditto for the 01/21/16 minutes.

III. Potential Open Space Parcel Purchases

- Subbing for Andy Magee (Chair of Acton's Open Space Committee), Peter A used Andy's PowerPoint (PP) slides (which may be found at <http://doc.acton-ma.gov/dsweb/View/Collection-7174>) to brief the CPC on four land-purchase opportunities that could be ready for Town Meeting this year. (Most likely, only one of the four would be ready.) The total cost for these parcels could be about \$3.8M. A couple of the parcels have problems with appraisals that have been done, and resolving these problems could affect how much CPA \$ could be used.

IV. Administrative updates (part 1)

- The Board of Selectmen (BoS) voted tonight to accept the two modular homes that are to be used for the Miracle Field Sports Pavilion.
- The BoS also ranked Town projects as follows: 1. NARA Sports Pavilion, 2. Open Space (\$470K), 3 (tie). Skatepark and Historic District Commission projects, 5. NARA Parking Control Study.
- Peter B received a letter from a Washington DC law firm expressing concern about funding projects for religious entities. Peter A asked Peter B to be sure to copy the letter to the CPC members. Peter B reminded the CPC that Acton Counsel is, and has been in past years, relatively comfortable that funding such projects is legal.

V. Project Reports and Updates

- Re the NARA Sports Pavilion, Tom says that private funds will pay to move the two modular homes and put them on foundations. The Town is not yet being pushed to move the modulars, contrary to what was the case last Fall, and it won't work on moving them now unless there is a new push. Re the weather, the Town will wait as long as it can.

Re phasing, Tom says that won't happen. The concern is involving one contractor and then having to repeat a lot that must occur in the second phase next year. Doing it all at once will give the Town some leverage in seeking additional \$ help from some of NARA's users.

Re bonding: The CPC had suggested a bonding possibility with the Recreation Department helping to pay for the debt service from its revolving account. Town Counsel says that the revolving account cannot be used that way. The project could still be bonded, but servicing would have to come from the CPA or the Town's General Fund.

VI. 2016 Project Proposals - Deliberation

- Peter A described the process the CPC would follow.

He went down the list of projects, with Committee members indicating ones that they were not sure of fully funding. Projects "held" for further discussion included:

Community Housing Program Fund
Regional Housing Services Office (RHSO)
Open Space Set-Aside
Historic District Consultant
NARA Parking Control Study
NARA Sports Pavilion

(Peter B arrived later from a BoS meeting and had some other projects that he was not sure of fully funding, and they were duly discussed.)

The CPC then deliberated and eventually came to consensus on all projects as summarized in "CPC 2016 Worksheet 2.0" prepared by Robert and Roland and available on DocuShare. Following are reasons for current CPC funding recommendations that differ from what was requested for some projects.

- Community Housing Program Fund, requested \$60K, recommendation is \$30K. Right now, Acton Community Housing Corporation (ACHC) has a fairly sizable balance, \$350K, after spending \$250K in the past year. ACHC is very worthwhile and we don't want to not fund it, but \$30K should be adequate for now.
- RHSO, requested \$47K, recommendation is \$23.5K. The request is for two years. The recommendation is for one year, wondering whether ACHC could pick up the cost for the second year, to be made up to ACHC next year. Ken will check with ACHC on this. Funding RHSO for one, not two, years will help raise the recommended amount for the NARA Sports Pavilion to \$350K.
- Open Space Set-Aside, requested \$450K, recommendation is \$400K, an amount equal to the average Open Space set-aside over time.
- Historic District Consultant, requested \$35K, recommendation is ~\$33K, using the balance in Historic Preservation set-aside from previous year.
- NARA Parking Control Study, requested \$30K, recommendation is \$0K, watching for another year what happens with NARA parking.
- NARA Sports Pavilion, requested \$400K, recommendation is \$350K as (1) there is potential for additional Sports Pavilion fund-raising, (2) the Recreation Department

thought the actual amount needed will come in lower, (3) perhaps Town could roll small Sports Pavilion bonding into to-be-determined bonding package (although bonding for the Sports Pavilion would raise the risk of it not passing Town Meeting). Also, the recommendation of \$350K may be dependent on the final recommendation for RHSO (see RHSO commentary above).

It was moved, seconded, and voted unanimously to approve the recommended amounts (Column H of the "CPC 2016 Worksheet 2.0") subject to the condition that ACHC approves the idea of ACHC funding the second year of the requested RHSO amount. If ACHC does not agree to fund the second year, then \$47K is reinstated as the recommended amount for RHSO and \$325K becomes the recommended amount for the Sports Pavilion.

It was moved, seconded, and voted unanimously to use the Historic Preservation \$33,034.82 set-aside funds as the recommended amount for the Historic District Consultant.

Note: Final recommended amounts for RHSO and the NARA Sports Pavilion and approval of recommending these amounts is to be voted at the next (02/25/16) meeting.

VII. Administrative updates (part 2)

- The CPC meeting with the Finance Committee is 02/23/16 in Room 204 at 7:30. Hopefully the CPC will be first up, after public comment. Peter A urges CPC members to attend.
- Re the CPC meeting schedule: The next meeting is 02/25/16 where the CPC should finalize the awards. However, the CPC won't have drafted the CPA Warrant Article for the 04/04 Town Meeting (TM) by then. The BoS meets 03/07/16 to vote on TM warrant articles, so the CPC should meet on 03/03/16 if it wants to sanction the final CPA article. Roland will get a room for 03/03/16 and we will cancel the 03/10/16 CPC meeting.
- Peter A will try to have a TM CPA PP presentation by 03/03/16.

9:34 P.M. It was moved, seconded, and voted unanimously to adjourn.

Next Scheduled Meetings:

02/25 Final decisions on 2016 Projects Funding Recommendations (Library)

03/03 Town Meeting preparation (Room 9)