

Community Preservation Committee
Draft Minutes of Meeting
March 14, 2012
Congregational Church Archive Room

Members Present: Charlie Gorss, Deb Ricci, Rhonda Sprague, Chris Ready, John Lee, Michelle Catalina, Steve Rowse
Guests: Steve Colwell, Marie Sobalvarro, and Bill Johnson

The meeting convened at 7:00 pm. Minutes of February 15th were approved as amended.

Members and guests discussed raising the CPA surcharge to 3.0% from the current 1.1%.

Marie Sobalvarro and Debbie Ricci passed out a copy of the warrant article for ATM 2012 to increase the CPC surcharge. Steve Colwell presented that raising the CPC surcharge had come up for the Finance Committee during discussion of paying for the MBC project. The Finance Committee had thought that using CPA funds instead of excluded debt for large projects was a good idea. John Lee asked if changing the CPA surcharge at the 2012 ATM could effect the funding for Town Hall. Steve Rowse stated that you cannot supplant funds already approved to be spent by the town. Bill Johnson asked if the supplanting counted after the 2012 vote of funds, or when the funds are bonded.

Marie Solbalvarro will follow up with Lorraine Leonard regarding the timing.

Steve Rowse will follow up with Stuart Saginaw regarding supplanting.

The CPC would like to know the earliest we could start committing an increased CPA surcharge towards the Town Hall Project. Debbie Ricci said the bond will really happen in 2015, but if an increase in the CPA surcharge was approved at ATM 2012 on April 28, then we would have to wait 45 days, (the CPC would have to vote to increase the bonding for the Town Hall Project) and then the Town would have to approve the CPC's decision to bond at a Special Town Meeting.

Bill Johnson thinks the best chance of the CPA increase passing is to tie the increase to completion of a specific project. Steve Rowse asked what money would be needed for the Town Hall Project before 2013. Marie Sobalvarro thinks construction drawings. Steve Colwell mentioned that if we increase the CPA surcharge to 3% it will have to stay there for at least 5 years. Bill Johnson asked if you can pay down the principle with the state match funds to get rid of the debt earlier.

In addition to raising the CPA surcharge, the Finance committee suggested two exemptions. They are

- (1) Exclusion of the first 100,000 of taxable value of residential real estate and
- (2) An exemption on property owned by a person who would qualify for low income housing or low or moderate income senior housing in the Town of Harvard.

Steve Colwell asked the CPC to take a position on the exclusion of the first 100,000 of taxable value for residential real estate. Bill Johnson spoke against this exclusion. Michelle Catalina asked if the CPC would still match the Town at the 3% level if we excluded the first 100k of all residential real estate. The answer was yes. The CPC will take a vote on whether to raise the CPA surcharge and whether to include the 100,000 exclusion at the next meeting. No one had any problems with the second exemption .

Members Discussed the CPA related warrant articles for ATM 2012.

The board reviewed and made minor edits to the CPC warrant articles for ATM. In addition Debbie Ricci added an article for ATM approval of CPC administration charges such as the annual CPA dues. The warrant articles were motioned, seconded and approved unanimously.

Debbie Ricci asked the CPC to consider amending the warrant article for the one million dollar bond for town hall to add *provided the project is approved at 2012 ATM and the ballot question for borrowing the money passes at the Town Election*. The addition was motioned, seconded and approved unanimously.

Members Discussed the 2012 Report of the CPC to the Finance Committee

The CPC edited Steve Rowse's 2012 Report of the CPC to the Finance Committee. Steve Rowse will make changes and pass it around.

The next meeting time is set for Wednesday March 21st at 7:30. Debbie Ricci will find a room and post the meeting.

Members Discussed the Planning Board's solar bylaw.

No action was taken on this item.

Members briefly discussed extending the sunset date for the 70k dollars remaining in the fund for restoration of Town Hall.

The CPC would need to make a warrant article in order to do this. No motion was made.

The meeting adjourned at 9:30 pm.

Minutes submitted by Michelle Catalina