

COMMUNITY PRESERVATION COMMUNITY

February 8, 2012

Present: Angela Dunham, Chair, George Barrett, Anne Marie Brooks, Donald Hall, Nancy Miller, Sandy Slavin, Sherbie Worthen

Call to Order: Angela Dunham called the meeting to order at 6:40pm.

Minutes, 1/25/2012: Dunham made a motion to approve minutes. A correction was made to the CPA annual dues, to \$2500. Sandy Slavin moved to accept minutes as amended. Donald Hall seconded. Vote 7-0-0

Financial Report: Slavin reported that two incorrect CPC annual reports were submitted by the town to the Department of Revenue. The CP2 Report showed overspending by \$150,000. The A4 Report FY'12 estimated revenues were inaccurate. The reports did not match Town Treasurer John Foster's figures. Slavin said these errors must be resolved. She has emailed Mr. Andrews once and will send second email cc'ing the FinCom. Either Andrews or Slavin should contact DOR. Suggestion made to also discuss with Kathy Roth at CPA.

Currently CPC has \$632,000 for FY '13. 35% reserves, \$221,5200, must be set aside (10% Open Space, 10% Historic Preservation, 10% Affordable Housing, 5% administrative funds) Debt payments: \$108,551 (Tremont Nail, \$101,328; Bryant Farm, \$7223).

RFP Process and Request for Town Counsel: Dunham met with Atty Bowen who will review all of CPC's paperwork from now on.

Voting on Proposed Projects:

- **Wicket's Island:** Committee was polled on request for \$825,000 and generally agreed that cost was too great along with concerns about town's liability. Slavin moved that we advance the proposal to Town Meeting. George Barrett seconded. Vote: 0-7-0
- **Agawam Village:** Requesting \$ 200,000. A state run project is not within our purview and funding by CPC would not add to the affordable housing inventory. Slavin moved to advance the proposal to Town Meeting. Anne Marie Brooks seconded. Vote: 0-7-0.
- **Weweantic Ahearn:** Discussion on reversing Article 36 from Spring 2011 Town Meeting and proposing new article to fund Ahearn parcel for \$430,000. Slavin moved to advance the Weweantic Ahearn project for \$430,000, funding will be \$175,000 from FY'12 and \$255,000 from unallocated funds. Worthen seconded. Vote: 7-0-0.
- Slavin proposed a second article to reverse the funding from Article 36 that will be linked to the new funding for WA. Both articles will be presented at

Special Town Meeting allowing funds to be used immediately. Miller seconded. Vote: 7-0-0.

- **Housekeeping:** Slavin proposed for the FY'13 reserve set aside to submit to Spring Town Meeting, \$63,200 for each of the three funding areas, Open Space, Historic Preservation, Affordable Housing and \$21,200 for Admin. funds. Hall seconded. Vote: 7-0-0
- **Housekeeping- Debt Payments:** Slavin proposed \$101,328 to Tremont Nail and \$7,223 to Bryant Farm. Hall seconded. Vote: 7-0-0

Other Projects:

Tremont Nail Roof: Miller reported that paperwork has been sent to Menders, Torrey and Spenser (MTS) for final review. There is a public invitation to bid which should be published by the end of February and a bidder hired by end of March. Rules for companies will be available from the Committee of Mac Phinney, Bob Blair and Patrick Guthrie. Mr. Andrews will make the final decision. Joe Edwards is the potential project manager. MTS has received \$15,500 to date of total of \$24,500. They are responsible for front end documents and oversight.

The Tremont Nail chemical sprinklers are not working. CPC being asked to repair. Slavin moved CPC pay a maximum of \$5,000 to repair the sprinklers. Miller seconded. George Barrett will investigate. Vote: 7-0-0.

Town Hall Slate Roof: Simpson, Gumpertz and Heger have hired a company either through a warranty claim or performance bond to fix roof.

Onset Youth Center: CPC had suggested the possibility of creating through Recreation funds a basketball court for the Center once it is built. Worthen researched criteria for recreation funding and learned that all funding is for outdoor activities on land that is purchased by CPC. If feasible we may be able to help with an outdoor recreational request in the future. Dunham will inform the Youth Center board.

Engineering Study for Onset Bathhouse and Painting Town Offices: potential proposals from Mr. Andrews.

Historical Society: Dunham reported that the Society is hiring their own attorney to discuss RFPs and other issues. Carolyn McMorow, president, is the contact.

Old Town Hall: Miller feels WCTV should paint the old town offices now.

Adjournment: Hall moved to adjourn, Brooks seconded. Meeting adjourned 8:25pm.

Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee

Sherbie Worthen 9/27/12