

TOWN OF BELMONT
COMMUNITY PRESERVATION COMMITTEE

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Minutes: Wednesday, February 12, 2014, Town Hall Conference Room #1, 5:00PM
Present: Floyd Carman, Joe DeStefano, Anthony Ferrante, Lisa Harrington, Gloria Leipzig, Anne Marie Mahoney, Paul Solomon, Margaret Velie
Absent: Andres Rojas
Other: Jennifer Kundrot, Steven Kundrot, Deborah Lockett, Michael Trainor, Franklin Tucker, Katie Vonen

Paul Solomon called the meeting to order at 5:00 PM.

Approve Minutes

Motion to approve minutes of January 8, 2014 passed with seven votes.

- Andres Rojas abstained from voting, as he was not present for the January 8, 2014 Meeting.

Discussion of Moratorium on Bonding

Steven Kundrot presented an argument for removing the five year moratorium on bonding that was placed by the CPC in October 2012. As detailed in the attached handout, Mr. Kundrot stated that the "no bonding rule" was not a true safeguard against a potential overturn of the CPA by Belmont residents. Mr Kundrot also argued that the moratorium only limited the Town's flexibility to fully fund CPA eligible projects and lifting the moratorium could allow CPA funding to be used to address some of the Town's Capital Budget projects. Using CPA funds as an alternative funding source for Capital Budget projects could help prevent overburdening voters with numerous debt exclusion ballot questions.

Floyd Carman stated that as Treasurer he could not support any major capital project that did not receive the voters' approval for a debt exclusion, as voters' should feel they have some control over how their tax dollars are being spent. CPA legislation requires an accelerated period for bonding, which would result in larger annual payments and less flexibility for funding other projects. The additional bonding would also be reviewed by Moody's when determining the Town's credit rating, which could result in a loss of the current AAA status. Floyd Carman concluded by stating that the CPC is relatively new in Belmont, and should prove that it can manage projects spanning multiple years before introducing the option of bonding larger projects.

Anne Marie Mahoney noted that the only Capital Budget project in recent years that would qualify for CPA funding is the current CPA Underwood Pool Project. Therefore, bonding CPA would not have a significant impact on the current list of Capital Budget projects. Anne Marie Mahoney added that other communities have experienced unforeseen complications when implementing bonding for CPA projects. One example was the Town of Weston who bonded for a CPA project that was ultimately rejected by Town Meeting, reducing the flexibility of CPA spending as a significant portion had to be used to pay off the debt from this rejected project.

The CPC agreed that the moratorium on bonding should be upheld for the duration of the original five year commitment, after which point the CPC will reevaluate this policy.

Jennifer Kundrot, Steven Kundrot, Deborah Lockett, and Katie Vonen left the meeting at 5.34pm.

Policy on Special Applications

The CPC clarified its current policy on special applications, stating that only certain “emergency” situations would warrant using the special application process. Project sponsors for emergency rehabilitation projects must provide evidence that the critical status of the affected property resulted from unforeseeable circumstances.

Approval of FY13 Annual Report

Motion passed unanimously to approve the FY13 Community Preservation Committee Annual Report with the following amendment:

- Include the total CPA balance that was available prior to Town Meeting’s appropriation of \$872,000 for approved FY14 CPA projects.

Lisa Harrington suggested including a list of any rejected CPA projects in future submissions to the Town’s Annual Report.

Project Monitor Reports

- Building Survey of the William Flagg Homer House –A copy of the preliminary draft building survey will be provided to the CPC when it is available.
- Landscape Plan for Intergenerational Walking Path at Clay Pit Pond – Mary Trudeau has completed the RFP and expects to put it out to bid in the coming weeks ahead.
- Irrigation Improvements at Rock Meadow Community Gardens – Mary Trudeau has started the process of putting the project out to bid for a second time. She suspects that a miscommunication of the project’s scope resulted in only one bid submission for the RFP that was advertised.
- (Town Hall) Concord Ave Door Remediation – The Belmont Historic District Commission is reviewing the bid documents submitted by the project sponsor.
- Joey’s Park Rehabilitation – All CPA funds appropriated for this project have been expended.
- Electric Service Upgrade – Underground Wiring (Affordable Housing) – All work for this project has been completed and all subsequent invoices have been paid in full. The remaining appropriated balance of \$18,838.78 will be transferred to the undesignated CPA fund.
- Underwood Park – Invoices have been submitted by the Project Manager. Payment will be processed pending approval from the Board of Selectmen and Town Counsel.
- Comprehensive Cultural Resources Survey –Lisa Mausolf was selected to perform the survey. Work can commence once the Board of Selectmen and Town Counsel approve the contract.

- Preserving and Digitizing Belmont's Vital Records – A vendor has been selected and the contract is currently being drafted.

Franklin Tucker left the meeting at 6:04pm

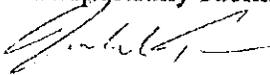
Other Business

- The Warrant Committee will discuss the Underwood Pool and First Time Homebuyer Projects at their meeting on February 26, 2014. Capital Budget Committee will discuss all CPA projects at their meeting on February 27, 2014. The CPC will review the outcome of these meetings on March 12, 2014. Although the warrant for Town Meeting will be closed by the next CPC meeting, any of the articles submitted can be pulled as needed.
- Motion approved unanimously for payment of \$536.55 (15 hours @ \$35.77) to Michael Trainor for administrative work.
- The CPC confirmed Mary Trudeau will be responsible for putting the Open Space Land Inventory project out to bid. Floyd Carman stressed the importance of putting the project out to bid by mid April 2014 and finalizing the contract by mid May 2014 in order to use the FY14 CPA administrative budget.
- Floyd Carman will provide an overview of the current CPA financials at the March 12, 2014 CPC meeting.

The next meeting is scheduled for Wednesday, March 12, 2014 at 5:00PM, Town Hall Conference Room 1.

Meeting was adjourned at 6:15 PM.

Respectfully submitted,



Michael Trainor