

Present: Christopher Morely (Chairman), Sherrill Cline, Jim Hill,  
Richard Bell, Bill Kneeland, Dick Williamson, John Drobinski and  
Director of Planning and Community Development Jody Kablack

Absent: Seamus O'Kelly and Lynne Remington

### **15 Hudson Road**

On motion duly made and seconded, it was unanimously:

VOTED: To support the Town Meeting article for acquisition of 15 Hudson Road at a price of \$300,000.

### **Minutes**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the minutes of April 4, 2012.

Mr. Drobinski abstained from the vote.

### **FY13 Administrative Budget – Revised**

Present: Community Housing Coordinator Beth Rust

At 7:37 p.m., Chairman Morely welcomed Community Housing Coordinator Beth Rust to the meeting. Ms. Rust distributed copies to the Committee of her memorandum to the Selectmen dated April 12, 2012. In addition, Ms. Kablack distributed copies of the "Proposed CPC FY13 Admin. Budget (revised)" to the Committee for review.

Ms. Rust stated the Regional Housing Services Office (RHSO) is entering its second year in FY13, and that an amendment proposal to the Inter-Municipal Agreement signed last year to include Acton in the consortium was presented to the Selectmen last night and supported. She reviewed her memo, explaining the current members have received services, which include monitoring of ownership units and rental developments, administration of the Subsidized Housing Inventory and HOME program and local and regional support. Ms. Rust stated several communities have expressed interest in this regional effort. She further stated it is proposed Sudbury will be a member community in FY13 and receive its administrative services from the RHSO, and thus her work for the Town would be included in the RHSO. Ms. Rust highlighted the Committee's FY13 Administrative Budget for her same services would thereby be approximately \$10,100 less than what had been previously voted. She reviewed benefits of this new model, stating the Town would not perceive any changes in services.

Chairman Morely noted receiving the same services from Ms. Rust would cost 25% less in FY13.

Mr. Hill asked if Ms. Rust would then be working for the RHSO full-time. She stated approximately 23 hours a week are allocated to the RHSO, and 12 hours a week to the Sudbury Housing Trust (SHT). Mr. Hill asked why the SHT does not handle more at this time. Ms. Rust stated the SHT does not oversee all housing activities for the Town, such as the Housing Production Plan and Chapter 40B developments. She further explained there are differences between the housing work of the SHT and municipal housing. Ms. Kablack noted the Community Preservation Act (CPA) funds nearly all of the housing activities in Sudbury.

The Committee reviewed the revised Proposed CPC FY13 Administrative Budget. Chairman Morely recommended the total amount proposed in the Warrant of \$82,750 not be changed. He suggested the category allocations be adjusted to reflect the change with Ms. Rust's salary. Ms. Cline concurred.

On motion duly made and seconded, it was unanimously:

VOTED: To change the amount allocated for the Project Feasibility/Other category to \$30,100 as presented on the revised Proposed CPC FY13 Administrative Budget and to adjust the Community Housing Manager category to \$0.

### **Executive Session**

At 7:50 p.m., Chairman Morely announced the close of the regular meeting and it was on roll call unanimously

VOTED: To go into Executive Session for the purpose of discussing land acquisition, wherein strategy discussion in an open meeting may have a detrimental effect on the bargaining position of the public body, Chairman Chris Morely, aye, Sherrill Cline, aye, Jim Hill, aye, Richard Bell, aye, Bill Kneeland, aye, Dick Williamson, aye, and John Drobinski, aye.

Chairman Morely announced the regular meeting session would reconvene following Executive Session.

### **Regular Session**

At 8:14 p.m., Chairman Morely reconvened the regular meeting.

**Pantry Brook Farm - Preliminary Funding Discussion and Review of CPC FY13 Proposals**

Chairman Morely stated the Committee had purposefully held its reserves for the potential purchase of this property.

Ms. Kablack distributed copies of a revised "Sudbury Community Preservation Fund Balance Statement," "CPA Bonding Capacity spreadsheet dated 4/25/12," and a spreadsheet noting the "CPC FY13 Proposals."

Chairman Morely noted there are still other properties included in the Open Space and Recreation Plan that the Town may be interested in purchasing in the future. Thus, it is wise to keep some cash in the bank. He further reviewed the State's policy that a town cannot bond for CPA projects beyond its local surcharge revenue collected, exclusive of interest and State matching funds.

Ms. Kablack reviewed the Bonding Capacity information. The Community Preservation Coalition has advised her that the Town should consult with its bond counsel on the specific issues related to our bonding issues. She stated that, if the Town can only bond up to its \$1.75 million of revenue, a significant portion of the CPA reserves would need to be used for the Pantry Brook Farm purchase. Ms. Kablack stated Town Manager Valente, Finance Director Terkelsen, Chairman Morely and she met to discuss various ways to structure a 20-year debt, and options will be further discussed with Sudbury's bond counsel.

Ms. Kablack stated the State allows bonding up to 30 years, and she highlighted this asset would have more than a 30-year life. Chairman Morely stated voters at Town Meeting are accustomed to CPA projects being bonded for 20 years.

Mr. Drobinski asked what the anticipated interest rate would be. Ms. Kablack stated 3% has been projected.

Chairman Morely asked if all Committee members agreed that it is wise to keep some money in the bank, and everyone agreed that it is.

Mr. Hill recommended the project be bonded for 20 years for as much as possible, based on advice from bond counsel. Ms. Cline concurred.

Ms. Cline asked what other foreseeable CPA projects would be considered in future years. Ms. Kablack listed several long-term projects, including restoration of the Town Hall, and possible acquisition of the Dickey/Newbridge Trust property. Chairman Morely emphasized it is difficult to predict when opportunities will arise. Ms. Cline recommended as much cash as possible be retained while consummating the Pantry Brook Farm deal. Mr. Williamson concurred.

Mr. Kneeland stated it is important to maintain enough cash so as to retain the Town's flexibility to act on an offer, but not so much that it appears as to be in excess of what is needed.

Chairman Morely stated more information will be collected, and the Committee can discuss this topic again on May 2, 2012.

Mr. Kneeland stated the Finance Committee meets tomorrow, and that he would report the CPC is currently working on how to structure the payment for the Pantry Brook Farm acquisition.

Chairman Morely asked if the Selectmen are going forward at Town Meeting with the Town Center improvements project. Mr. Drobinski stated the Board will probably decide to Indefinitely Postpone the article, since it would need to be funded as a debt exclusion. Thus, it was noted the Committee's Town Center landscaping article requesting \$200,000 would also be pulled. Ms. Kablack stated she and Ms. Terkelsen would revise the CPC financial projections accordingly.

Ms. Cline cautioned against pushing the Town Center project off, especially since First Parish has finally agreed to the proposed project parameters. She urged the Town to reconsider its decision and to proceed with the article at Town Meeting. She believes improving this intersection is a far better use of funds than continuously repaving roads (Concord and Union Avenue) which do not need repaving. Chairman Morely and Mr. Williamson stated Ms. Cline has raised valid points for consideration.

Ms. Kablack announced site walks of Pantry Brook Farm have been scheduled for April 28, 2012 at 10:00 a.m. and May 6, 2012 at 3:00 p.m. She also distributed copies of the prepared press release for the project to the Committee, which will be posted on the Town website tomorrow.

Chairman Morely stated Sienna Farms owner Chris Kurth asked him if it is appropriate to write a letter to the editor for the newspaper regarding Pantry Brook Farm, and he encouraged Mr. Kurth and others to do so.

### **CPC Future Meeting Schedule**

The next meeting will be held May 2, 2012 at 7:30 p.m. in the Silva Conference Room of the Flynn Building.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:46 p.m.