

Present: Christopher Morely (Chairman), Fred Floru, Lynne Remington, Pat Brown, Diana Warren, Elizabeth Quirk, Director of Planning and Community Development Meagen Donoghue and Environmental Planner Beth Suedmeyer

Absent: Sherrill Cline, Thomas Friedlander, and Bob Beagan

At 7:52 p.m., Chairman Morely called the meeting to order.

### **Review of Financial Capacity**

At 7:52 p.m., Chairman Morely opened a discussion regarding preliminary FY18 CPA funds available and bonding capacity. Copies of handouts entitled, "FY18 CPA Funds – Estimated" and "CPA Bonding Capacity 3/11/2016" were distributed tonight.

Mr. Floru asked for copies to also be distributed to the Committee of a previous CPA Bonding Capacity spreadsheet, presented by former Director of Planning and Community Development Jody Kablack, which was also dated 3/11/2016. Mr. Floru highlighted discrepancies in the figures, and he asked for clarification. He further noted the Department of Revenue (DOR) CPA guidelines last year suggested that State matching funds should not be included in projected revenues.

Ms. Donoghue stated the information on the spreadsheet distributed tonight was prepared by Sudbury's Finance Director Dennis Keohane, and she believes he did not include the State matching funds in his bonding capacity calculations. She further stated she would reach out to Mr. Keohane and ask him to provide an email explaining why his figures indicate there is CPA bonding capacity compared to Ms. Kablack's projections which indicated hardly anything could be bonded. Chairman Morely noted the spreadsheet date should also be revised.

Mr. Floru questioned why the Administrative FY18 CPA funds are estimated so high at \$106,019.35. Chairman Morely explained the Town is allowed to spend up to 5% for Administrative Funds. However, he further stated the Committee rarely budgets the full amount. In recent years, the number voted for the budget ranged from \$85,000 to \$95,000.

Chairman Morely noted Mr. Keohane's preliminary projections estimate approximately \$360,511.45 of CPA unallocated funds for FY18 available to fund new proposals.

Ms. Donoghue stated Mr. Keohane is in the process of verifying how much is in CPA reserves. Chairman Morely explained there are likely only historic reserves available.

Mr. Floru asked when the Town will know how much will be received for matching funds from the State. Chairman Morely stated it is usually in late October, and he noted the Community Preservation Coalition keeps close tabs on when the information is released.

Ms. Brown asked what happens to the funds which were appropriated for walkways but is unspent. Chairman Morely stated a very specific court case last year determined CPA funds could not be used for new walkways as recreation-eligible, but he highlighted it is not a law or a regulation. However, Chairman Morely further stated the Committee could decide to agree not to use such funds for walkways in the future, and it could also decide to present an article at a Town Meeting to return these funds to the CPA account. Ms. Donoghue noted Town Counsel has advised not to spend the funds previously appropriated for walkways.

Ms. Brown also suggested the funds previously appropriated for (\$400,000 not yet spent) purchasing a small section of the CSX rail corridor in Town could also be returned to the CPA account.

In response to a question, Chairman Morely stated he believes the CPA account currently has approximately \$3 million in the bank. He requested for Ms. Donoghue to obtain this exact figure from Mr. Keohane for the next Committee Meeting.

Chairman Morely stated the Committee will need to decide this year how it views using its reserves for the future. He explained that, in the past, the practice has been to hold substantial reserves for open space opportunities which might arise. Chairman Morely emphasized open space purchases are often costly, and \$3 million is not a lot when it comes to preserving land. He also reminded the Committee that, last year, the CPC committed to bonding \$1 million for the Wayside Inn Conservation Restriction proposal. Chairman Morely stated this proposal will likely be put forth again in the future.

Ms. Brown explained negotiations regarding the Wayside Inn proposal are ongoing. It was noted a second round of appraisals and survey work might be underway to better determine how much land is actually owned by the Inn.

Chairman Morely stated that, due to the limited bonding capacity, it is likely projects with large funding requests would need to be funded by a combination of CPA funds and a ballot request from taxpayers. Ms. Brown stated this was done a few years ago for Johnson Farm.

The consensus of the Committee was that Mr. Keohane should provide an explanation of the spreadsheet information distributed tonight for review at the Committee's next Meeting.

In response to a question from the Committee, Ms. Donoghue stated CPA project requests are due by November 7, 2016, and no proposals have been received to date.

Chairman Morely stated Combined Facilities Director Jim Kelly approached him about whether a few small projects would be CPA-eligible, but substantial details were not yet provided. He also stated the Town Manager may be looking for Administrative Funds for due diligence needed for the Wayside Inn proposal. Chairman Morely asked Ms. Donoghue to follow-up with the Town Manager to see if this will need to be on the next CPC Meeting agenda.

### **Annual Committee Organization**

On motion duly made and seconded, it was unanimously:

VOTED: To approve the nomination of Christopher Morely as Chairman of the Community Preservation Committee.

On motion duly made and seconded, it was also unanimously:

VOTED: To approve the nomination of Lynne Remington as Vice-Chairman of the Community Preservation Committee.

### **CPC Future Meeting Schedule**

The next CPC Meetings will be scheduled for November 16, 2016, November 30, 2016, December 7, 2016, December 21, 2016, January 4, 2017 and January 18, 2017.

Ms. Remington stated she will be unable to attend the December 7, 2016 Meeting.

Chairman Morely stated the Committee will review the CPA financial information at the November 16, 2016 Meeting and it will also review a list of what proposals were submitted by the November 7, 2016 deadline. He asked Ms. Donoghue to check on when the CPA articles will be due for submission to the Town for the Warrant.

On motion duly made and seconded, it was unanimously:

VOTED: To adjourn the meeting at 8:37 p.m.