

**Town of Hamilton
Community Preservation Committee
March 10, 2016 Minutes**

Attendees

The meeting was held at Hamilton Town Hall with the following Committee members in attendance: Chair Tom Catalano, Vice Chair Jay Butler, Ray Whipple, Shawn Farrell, Keith Glidden, and Peter Britton (arrived at 8 p.m.). Community Projects Coordinator Dorr Fox also present. Tom Catalano called the meeting to order at 7:00 p.m.

Acceptance of minutes from February 11 and 29, 2016 CPC meetings

Dorr Fox will recirculate these minutes for the CPC to review and vote on next month.

Committee Member reports

Discussion was on how the CPC needs a Hamilton Housing Authority representative to serve on the Committee. Fox will email Kate McGuire, Executive Director of Hamilton Housing Authority.

CPC Slides for spring Town Meeting

The Committee reviewed slides for spring Town Meeting and discussed how the CPC representative could go through the CPA project items on the warrant. If necessary, representatives for specific projects (i.e., Winthrop School playground) can give a brief presentation that would include funding sources. Town Moderator Jen Scuteri and Town Manager Michael Lombardo are managing the slides for the spring Town Meeting.

The CPC slides include a CPA funding and reserves overview for fiscal years 2016 and 2017 relative to project appropriation if all projects are approved at spring Town Meeting. Discussion was on the slide for the field project and how CPA funding for the project is for a preliminary design. An explanation will be given at spring Town Meeting on status of initial grants for the Affordable Housing Trust and account balance after the most recent grant (\$0). The Committee reviewed revenues slide which will include undedicated reserves. Also noted was details on bond for Sagamore Hill project.

CPA surcharge increase

Discussion was on how the League of Women Voters would not be able to host a meeting where conversation on increasing CPA surcharge could occur. The Committee will ask LWV if they could help publicize a neutral forum hosted in late spring by the CPC where an increase in the CPA surcharge from 2% to 3% could be discussed and debated. The Committee will ask community stakeholders and Town boards to attend.

The CPC's subcommittee will analyze the Town's five-year capital plan to identify if there are any projects that could be funded with CPA money as a potential offset for the cost of increasing the CPA surcharge. Three projects mentioned which would be added to the tax rate if CPA funding were not involved include:

1. Historic part of Town Hall preservation with an estimated cost of \$2 million (design request could come to the CPC in the fall)
2. The turf field capital project (\$2 million to \$7 million) which could be ready to move forward next year
3. Affordable housing (\$1 million to \$5 million)

If the Town adopted a 3% surcharge versus a 2%, the state match on the CPA revenue brought in by Hamilton would be increased from 31% to 52%. This represents an approximate 2:1 change with more than \$800,000 versus \$490,000 in total annual CPA revenue. The median household would experience an annual charge of \$150 versus \$111 as a result of the increase in the surcharge from 2% to 3%. Discussion addressed how there could be resistance due to increase in tax rate and need to emphasize availability of abatements for eligible households.

Other Business

Discussion addressed how Appendix F from the spring Town Meeting warrant and all project applications submitted will be put on the CPC page on the Town's website. Also mentioned was that the CPC would publicize its votes on the Town Meeting warrant articles (i.e., playground project with 5 to 2 vote) versus voting a position on each article. If any project applications have been slated for the Town Meeting warrant article then they were eligible and approved projects for Town Meeting vote. The Committee concurred that publicizing its votes on project applications was sufficient rather than voting recommendations on the projects. A preliminary discussion occurred on if moving forward the CPC gets more applications than it has funding how it would proceed.

Adjournment

Whipple moved to adjourn at 8:25 p.m. Butler seconded the motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: _____
Thomas Catalano Chairman