

Hamilton Capital Committee
MINUTES OF MEETING
Patton Homestead
August 3, 2021

2021 NOV -5 AM 9: 12

Members Present: Heather Ford, Chair
Jack Lawrence, Vice-Chair
Dave Thompson
Bill Wilson
Bob Woodbury, Clerk

Guest: Jay Butler, Chairman-Community Preservation
Commission (CPC) Chair

1. **Heather called the meeting to order at 6:16 PM.**
2. Jay attended the CapCom meeting at Heather's request to provide an update on how the CPC process works. For the Town Hall project, \$4 million in grants were approved via 30-year bonds with \$260k annual bond payments. While the Town Hall project has been voted down twice, the grants are still available for use in Town Hall construction, with three conditions as outlined below. If the conditions are not met, the grants would be rescinded.
 - i. Needs 2/3 approval at Annual Town Meeting
 - ii. Needs simple majority approval on Town vote
 - iii. Construction needs to start by 11/15/22
 - a. Other potential CPC projects are:
 - iv. Affordable Housing Trust-currently this available funding is in good shape. CPC is looking at Gordon-Conwell for potential housing but there's currently no expectation of any grant requests. There are \$360k in reserves.
 - v. HW Regional High School turf field-The Athletic Field Management Committee has been formed with members including Jay, high school coaches, Wenham CPC. They have had two meetings so far, but nothing recent.
 - vi. Also, a Turf Field Committee is a fledgling nonprofit to solicit private donations for which the paperwork has not yet been submitted to the State. Male/female sport parity is required to comply with Title 9 and the project would need to include (expected 4) tennis courts and a softball field for the girls on the High School campus in addition to the football field. Lights would also be needed. Based on the 2015 study, the total cost would be at least \$10 million.
 - vii. Michelle Horgan (School Committee member) is on the Athletic Field Management Committee which is important as the project will require

School Committee money. CPC won't contribute to fundraising to avoid conflict of interest but is willing to help in other ways.

- b. At the August 2nd BOS meeting, Jay presented future anticipated projects which are included on the webpage. The projects are prioritized as follows:
 - i. Well known need and cost
 - ii. Guesstimates as to cost
 - iii. Wild ideas (i.e.- sledding at Donovan Field and reviving the Chebacco beach)
 - c. Jay discussed the conversion of Hamilton from 2% to 3% tax surcharge for CPC. All on the CPC are in favor of this. If the 3% surcharge had been in place 10 years ago, it could have covered the cost of the entire Town Hall project. The State match on 2% surcharge is going from 28.6% to 32.5%. Last November 2020 total revenue to Hamilton was \$625k while \$650k went to Wenham (higher because they're 3% surcharge). This November 2021 the estimate is \$673k to Hamilton.
 - d. Jay outlined the procedure to convert from 2% to 3% surcharge for Hamilton. It requires a 3-year lead time:
 - i. Need 10 signatures to be on the Warrant for ATM
 - ii. Need 100 signatures for STM
 - iii. CPC needs to approve
 - iv. Simple majority at ATM and town ballot at scheduled election a minimum of 90 days later
 - v. First dollars would be available in July 2024
 - e. There are only three potential uses for CPC funds:
 - i. Affordable housing
 - ii. Historic rehabilitation (buildings, other)
 - iii. Open space and recreation
 - f. Since Hamilton CPC was founded in 2005, they have funded \$12 million in Hamilton projects. CPC currently meets on the 2nd Thursday of every month at 7 pm via Zoom.
3. Dave noted that the Hamilton Cemetery needs work: lawns, headstone, roads, etc. Jay later confirmed that CPC funds could be used for the cemetery and that the last time funds were appropriated to the cemetery was in 2007 for headstones and 2009 for landscaping.
 4. There was a discussion around the potential for Gordon-Conwell dormitories being used for 40b housing. Joe Domelowicz, David Smith, and Rick Mitchell are leading the inquiry into this 40b negotiation regarding industrial or residential uses for this 120-acre property. Other topics included the schools, land, other topics related to Gordon, and further regionalization between Hamilton and Wenham.
 5. Jack is the Chairman of the newly formed Master Plan Steering Committee. Their charter is to generate a report by November 2022 that outlines a vision for Hamilton and how to get there. There is a meeting at the Town Hall Memorial Room on August 9th that will lay the foundation for understanding the issues.
6. **Other business**
 - a. The CapCom agreed to forward a copy of our latest capital budget to Jay.

- b. Bill and John Pruellage will develop a combined FinCom/CapCom budget spreadsheet to present at our next meeting.
- c. There was a discussion regarding the prioritization of capital projects being a joint effort between the FinCom and the CapCom. In general, there is the hope that the CapCom role can be elevated.
- d. Heather plans to schedule a meeting with Alex Magee, the new Hamilton Finance Director to introduce the CapCom and our mission.
- e. Other than perhaps Bill meeting with the School Committee, other CapCom members should delay meeting with Department Heads until September in preparation for the STM on October 23.
- f. The minutes for the CapCom meetings on May 25 and June 1 were approved.
- g. Terms for the CapCom members are as follows:
 - i. Heather-6/22
 - ii. Jack-6/23
 - iii. Bill-6/24
 - iv. Dave-6/24
 - v. Bob-6/22

7. **Adjourn:** The meeting was adjourned at 8:04 PM.

Respectfully submitted as approved at the November 3, 2021 meeting.

Robert S. Woodbury, Clerk