

Community Preservation Committee
Minutes
June 21, 2016
Third Floor Conference Meeting Room, City Hall

Members Present: William Dugan, Co-Chair, Catherine Schlichte, Co-Chair, Scott Smith, John Feener, David Rhineland, Hank McCarl, Barbara Silberman, Ellen Preston and Heidi Wakeman.

Staff Present: Deb Laurie

The meeting was opened by Bill Dugan at 6:05PM.

Since all the members were not present to hear John Dunn, CFO's presentation of bonding, Bill skipped to item #3 Magnolia Historical Society presentation for new electric upgrade and underground service.

Lisa Ramos, President of the Society gave a brief overview of the project. Bill D. asked if the estimate covers all of the work that will be needed to upgrade and run the new lines. Lisa informed that this covers everything. Hank states that the power company is responsible for the power and lines that come from the pole to the building, so why are you going underground and why are you paying for it. It would be a lot less expensive if you just have the power company put in the appropriate wiring and not go underground. The Committee requests that she find out why the proposal is to have the new utility lines placed underground. She will look into.

John F. asked for clarification on what they are really applying for; ADA compliance and the AC in order to protect the archival material. John also asked that since the estimate was from a Board member can she get a third estimate for the work. She stated that he is a member of the Society but not a Board member, but she will get a third estimate for the work.

Catherine S. asks if the Schoolhouse is being used for archives; no they are still storing their archival materials at the Magnolia Library, but as soon as the building is ready with AC, it will be moved. Catherine also asks what is the planned use of the building; Lisa states that it will be a museum and a cultural center.

Ellen P. asked if they had other resources; Lisa stated that they do have fund raising events, and their annual appeal. They are also working with Mr. Dick Wilson to apply for larger grants and they have a business plan in place.

Item #1 John Dunn explanation of bonding

Bill D. stated that they are looking at a possible CPA project to bond for. The Stage Fort Park Beautification project is asking for a total of \$250K; \$50,000 this year and

to bond for the remaining \$200K. They would like to know how this would affect their budget moving forward and the possible scenarios.

John Dunn handed out the current City Hall bonding schedules and gave a brief explanation of that process and when the bonds will be completely paid. We pay approximately \$208K per year for the bonds and this will end on June 30, 2025. He explained the two most common ways of bonding. He then gave an explanation of the terms the committee can borrow for and Mass General Laws predict what municipalities can bond for and how. Basically this would be land improvements and the term is usually 20 years. John D. also handed out two different scenarios of bonding for the \$200K. John F. asked if we could pay off early. John D. said you really can't pay off early. He continued to explain the bonding process and the Committee had a few more questions, which he answered.

Item #2 Approval of Minutes

MOTION: by John F., seconded by Catherine S. and the board voted unanimously to approve the minutes from the May 10th and 17th public hearings.

Item #4 Update of ongoing projects

Deb L. gave a brief update of all CPA projects that are ongoing; see attached chart.

- The Cape Ann Museum needed to go back to City Council for a minor change in scope. They are switching from a lift to a ramp for the auditorium stage. The lift was more costly, so they decided to do a ramp. They will be starting in installation shortly.
- The Action, Inc. façade on Main Street is almost complete. They will finish up the corner of Main and Pleasant Street and be done by July 2nd. They will continue in the fall with the Pleasant Street side.
- Matto's Field is moving along; we have deposited their donated funds into a city account. The project is out to bid and is due to open on June 23rd.
- The Adventure has asked to discuss a change for their project. I will meet with Captain Stephan Edick tomorrow to discuss and will then update the Committee.
- St. John's has hired a consultant to do their report which is ongoing.
- Stage Fort Park ADA restrooms are complete.
- Ocean Alliance and the UU Church I believe have not started their projects, but we will have an update with the quarterly report due on July 15th.
- Magnolia Library is almost complete. The alarm systems are in and the main water line has been completed. They should be complete within a few weeks and may come in under budget.

John F. asked about Burnham's Field left over money. He has tried to assist the committee with purchasing a few more trees, but has had no success. Deb informed

him that there is no more money; we voted at one of the last meetings to spend it on a new timer for the spray pad adjacent to the playground area. It was approximately \$1800. David also asked about the Phyllis A. because he read an article in the times that they are in trouble due to not receiving the state money. Deb stated that she believes that to be the case; not sure how they are going to rectify but we will know what their plans are when they submit their quarterly report.

Item #5 Review of CPA Round 7 applications

Bill D. explained the process the Committee has taken in the past by going down the list of applications and taking out the ones that everyone is in agreement on and then going back to the ones that need further discussion. No votes will be taken tonight, only a straw vote. The Committee went through the list and agreed on a few projects for now. Discussion of several projects ensued with discussion amongst the committee. Heidi W. asked what amount do they have to grant? Deb spoke with Kenny today and said a conservative number would be between the \$261K and the \$337K. The housing award can come out of the housing reserve. We will have a more definitive amount at the end of the fiscal year and we can invite Kenny to attend for explanation of funds.

After the committee finished discussion of all of the projects, Bill D. summarized the results. Approximately \$135,000 had been tentatively allocated in a straw vote. No formal vote was actually taken. Prior to the next meeting the committee will try and decide on who they would like to fund at what amounts and come prepared with any more questions or comments.

Item #6

Next meeting scheduled for July 19, 2016

MOTION by Heidi W. to adjourn, seconded by Scott S. APPROVED unanimously.

Meeting adjourned at 7:45 pm

Respectfully submitted

Deborah Laurie

List of Documents Reviewed:

MHS plans of building
Draft minutes of May 10th & May 17th
Bonding information
Status Project charts with reports for 2015

