

COMMUNITY PRESERVATION COMMITTEE MEETING MINUTES

March 12, 2020

A Public Meeting of the Community Preservation Committee was held on Thursday March 12, 2020 at 7:00 p.m. in Town Hall room 210.

Present: Rich Scanlon, Chairman, Doug Meagher, Vice Chair, Travis Brown, Treasurer, Tom Conway, Member, Marlies Henderson, Member, Joe Fiumara, Member, Caddy Em, Member, Matt Battcock, Member, and Katie Mahoney, Community Preservation Coordinator

Absent: Jim O'Donnell, Member

CALL TO ORDER:

Chairman Rich Scanlon called the meeting to order at 7:00 p.m. and stated the meeting is being audio recorded by Joyce MacMillan. BATV will be recording the next CPC meeting/public hearing on April 2, 2020.

PUBLIC COMMENT:

Ellen Rawlings, Chairman of the BATV Board of Directors and Billerica resident – Ms. Rawlings stated that BATV board met last night, they had a presentation on this project, there were no votes taken but the Committee is very excited about the Howe School project.

Michael Parker, Town Meeting Member Precinct 5 and Billerica resident – Mr. Parker wonders why the articles are all or none, he felt forced to vote yes even though there were projects he would have voted no. He also wanted to speak about the multi-year projects being funded by the CPC. He is speaking out against any CPC projects that tie up funds for multi years.

Janet Morris, Tercentennial Drive Billerica – Ms. Morris agrees with Mr. Parker and would also like the Committee not to go to bond, would like the Committee to wait a year. She would also like the projects separated out at Town Meeting. Ms. Morris stated that these CPC positions are all appointed and would like to see in the future some elected positions and community members run for a seat on this Committee.

Chairman Scanlon spoke regarding the last two speakers. First regarding the warrant articles, any town meeting member can make a motion to split a warrant article. Second regarding the point about voting, that would be something we would have to consult Town Counsel on.

TOTAL CPA REVENUE AND EXPENSE REPORT:

Paul Watson, Town Accountant – Mr. Watson went over the two page report, explained the differences between the fiscal years 2018 through 2021. The project funds and the project status amounts.

Chairman Rich Scanlon opened the floor to the Committee for questions or concerns.

Doug Meagher, seconded by Matt Battcock made a motion to accept the total CPA revenue and expense report.

It was voted:

7 – In favor
0 – Opposed
1 – Abstained (Henderson)

MASONIC HALL ELIGIBILITY AND APPLICATION:

Travis Brown, Billerica Historical Commission – Mr. Brown is bringing forth an eligibility form for the purpose of acquiring the Masonic Building in Billerica Center. The Masons purchased the building back in 1921. The building is a historical building and does need much work. However, the Historical Commission would hate to see someone come in and purchase it not do anything with it or end up tearing it down. This is an opportunity to preserve a historic building / landmark. Mr. Brown made note of a special application process which can take place after the normal deadline. There is one bullet point that is unmet and Mr. Brown has proposed making a motion to waive that bullet point from the special application process for this one application.

The Committee had some questions regarding the point, if the Town has the right of first refusal, appraisal, legal amounts/purchase price and more.

Travis Brown, seconded by Matt Battcock made a motion to waive that bullet point from the special application process for this one application.

It was voted:

8 – In favor
0 – Opposed

More discussion regarding the application, it should include more information, more to the point of the urgent nature of the application and the CPA law regarding the purchase pricing.

HOWE SCHOOL CONSTRUCTION FUNDING:

A handout was given at the beginning of the meeting denoting the project budget. Town Manager, John Curran, Kyle Larabee of PRA Architects and Eileena Long of LeftField Project Management recap the presentation that was made to the Committee on February 27, 2020. Mr. Larabee went over the Howe School / BATV Fitout Project Budget. He also went over the costs, the break downs and how they came up with some of the assignment of responsibility of said costs. This is not an exact science at this stage, at this time it is their best estimate.

Chairman Rich Scanlon opened the floor to the Committee for questions or concerns. Are the funds projecting on the high side? Mr. Larabee and Ms. Long defended and explained the numbers. They do not want to come back to any boards or committees to ask for more funding. The numbers have been run through a cost estimator and then reviewed by another cost estimator. Mr. Curran went over how bonding would work on this project with a handout the Committee received at the beginning of the meeting. It is possible the numbers could go down.

The Committee will vote on this application will take place at the April 2, 2020 Public Hearing

PHR COMPLEX CONSTRUCTION FUNDING:

A handout was given at the beginning of the meeting denoting the project budget. David Warner of Warner Larson Landscape Architects and Eileena Long of LeftField Project Management recap the presentation that was made to the committee on February 27, 2020. Mr. Warner went over the change that was made to the parking for safety reasons, the design, and then went over the budget for the complex.

Chairman Rich Scanlon opened the floor to the Committee for questions or concerns. There were questions regarding the CPC portion or the funding and how it breaks down, field bonding vs building bonding, and the same process for the cost estimator.

Mr. Curran went over the budget costs and how it will be split. He also went over the bonding time table and amounts.

Chairman Rich Scanlon opened the floor to the Committee for questions or concerns. The Committee hopes the bond is paid down sooner, the project once complete will be a great resource for the Town, and hopefully it makes it through Town Meeting.

Mr. Curran took a moment to thank Marlies Henderson for being instrumental in making these projects a realization. They never would have happened if it wasn't for CPC funding.

The Committee will vote on this application will take place at the April 2, 2020 Public Hearing

FINAL REVIEW OF CPC APPLICATIONS:

Katie Mahoney, Community Preservation Coordinator – This item was placed on the agenda in case any of the Committee members had any final comments on the applications/projects.

Chairman Scanlon read through the list of projects and the Committee did not have further comments at this time.

PRELIMINARY WARRANT ARTICLES:

The Committee is considering submitting a warrant article as submitted in the packet or something similar and the application for the Masonic Building as a separate warrant article for Town Meeting to consider.

Questions, comments, concerns from the Committee – add wording to the Masonic application, this is a place holder article, and items can be adjusted.

Joe Fiumara, seconded by Doug Meagher made the motion to submit warrant article on the Masonic Building application as amended.

It was voted: 8 – In favor
0 – Opposed

Marlies Henderson, seconded by Caddy Em made a motion to accept the alternative fiscal year 2021 Community Preservation Warrant Articles into separate warrant articles as outlined in the handout by Marlies Henderson.

It was voted: 1 – In favor (Henderson)
7 – Opposed

Doug Meagher, seconded by Joe Fiumara made the motion to present the drafted article as amended.

It was voted:

7 – In favor
1 – Opposed (Henderson)

COORDINATORS REPORT:

N/A

MINUTES:

February 27, 2020 minutes

Doug Meagher, seconded by Joe Fiumara made the motion to accept the minutes of February 27, 2020.

It was voted:

7 – In favor
2 – Opposed (Henderson, Em)

FISCAL UPDATES:

Katie Mahoney, Community Preservation Coordinator - The report is in the packet, the balance of \$17,726.59.

MISCELLANEOUS/CORRESPONDENCE – NOT OPEN FOR DISCUSSION:

N/A

NEXT MEETING:

April 2, 2020 Public Hearing

ADJOURNMENT:

Matt Battcock, seconded by Joe Fiumara made motion to adjourn.

It was voted:

8 – In favor
0 – Opposed

Chairman Rich Scanlon adjourned the meeting at 8:57 pm.

Joyce MacMillan
Recording Clerk