

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
March 28, 2018**

PRESENT: Gary Crossen - Chairman, Paul Alpert – Vice Chairman, Robert Boder, Robert Dermody, Chris Gerstel, Peter Pingitore

ABSENT: Artie Crocker

STAFF: Patricia Carey, Staff Liaison
Carys Lustig, Staff Liaison
Kristen Wright, Recording Secretary

GUESTS: David Davison, Assistant Town Manager-Finance Director
Anne Gulati, Director of School Financial Operations
Matt Borrelli, Selectman
Jim Healy, Trustee of Memorial Park

Mr. Crossen called the meeting to order at 7:33 PM in the Highland Room at Town Hall.

Chairman's Updates

Mr. Crossen stated that he and Ms. Carey met with the Finance Committee to get their input on the proposed projects, and then met with Town Manager Kate Fitzpatrick, Assistant Town Manager David Davison, and Assistant Town Manager Christopher Coleman to review financial information, including the spreadsheet created by Mr. Davison.

Financial Review

The Committee reviewed the financial spreadsheet, seen in Appendix A and a funding proposal, seen in Appendix B. Mr. Pingitore noted that the impact on free cash was concerning and could have potential repercussions in the near future. Assistant Town Manager David Davison explained that the estimate was projected low, until free cash was certified and as receipts are estimated, but collections may be higher than anticipated. Looking forward at possible future projects, Mr. Dermody asked about the future plans for the camp property and playgrounds. Ms. Carey noted that the camp property buildings, after demolition, would likely be replaced with a picnic pavilion. The playground project was to make improvements, including ADA upgrades at existing playgrounds.

Discussion and Vote

FY2018-01 Rosemary Sediment Removal

Mr. Alpert made a motion to recommend funding \$2,400,000 to fund the request from Department of Public Works for the removal of sediment in Rosemary Lake, with \$1,550,000 from free cash, \$510,000 from Open Space Reserve, and \$340,000 from General Reserve. The motion was seconded by Mr. Gerstel and it passed unanimously.

FY2018-02 Rosemary Camp Property Trail

Mr. Boder made a motion to recommend funding the Park and Recreation Commission's request of \$50,000 for the demolition of building along the Rosemary Lake Camp Property Trails, from free cash. Mr. Alpert seconded the motion and it passed unanimously.

FY2018-03 Emery Grover Historic Building

Mr. Dermody noted his concerns on using CPA funds for a feasibility study that could possibly recommend demolition of the historic structure to be replaced with a new building. Mr. Crossen noted that CPA funds have been used for feasibility studies in the past. Ms. Carey contacted the Community Preservation Coalition for their input, and feasibility studies are common to determine how future CPA funds may be spent. Mr. Pingitore felt that the use was within the CPA statute. Mr. Boder noted that the CPA funds should be used to preserve the building, not just for School Administration use. Mr. Alpert noted that not funding the project could push it out at least a year before funding was available. Mr. Dermody made a motion to recommend funding the request from the School Committee for a feasibility study of the Emery Grover Building for \$70,000 from free cash. The motion was seconded by Mr. Gerstel and was passed unanimously.

FY2018-07 Historic Collections Database Completion

Mr. Crossen made a motion to recommend funding of the Needham History Center and Museum request for completion of their work on the database of their collection for \$25,000 from free cash. The motion was seconded by Mr. Gerstel and was passed unanimously.

FY2018-06 Memorial Park Field House

Mr. Davison outlined the funding recommendations for the construction of the Memorial Park Field House, including a portion from the Athletic Facility Improvement Fund, Free Cash, CPA, and debt. Mr. Crossen noted that the original funding request had been lowered to \$500,000. Mr. Boder asked if recreation funds should be spent on actual outdoor programming facilities as opposed to support structures like the field house. Mr. Alpert reviewed the financial information, based on the prior votes taken at this meeting. Mr. Dermody asked what would happen if the CPC did not vote to recommend funding. As the article was written with CPC funding, Mr. Crossen noted that the article would not be able to go to Town Meeting without the CPC recommendation. Selectman Matt Borrelli noted that the Selectmen could request to include a new article in the Special Town Meeting warrant without CPC funding, but that they had not discussed the possibility. Mr. Pingitore noted that using free cash or General Reserves could impact other organizations with future proposals, including affordable housing projects. Trustee of Memorial Park Jim Healy noted that the reason for funding the project through multiple sources was to decrease the impact on each of those resources, including the Town's debt limit policies. He noted that the project met the funding criteria of CPA, and that the facility benefited many Needham residents. Mr. Pingitore made a motion to recommend funding the request of the Trustees of Memorial Park for \$500,000 from FY'19 Receipts to construct a new fieldhouse at Memorial Park. The motion was seconded by Mr. Gerstel and passed with 5 votes in favor and 1 vote in opposition.

Next Steps – Preparation for Town Meeting

Mr. Crossen noted that, up to this time, the proponents had been the organizations making the funding requests. At Town Meeting, the CPC becomes the proponents as they recommend funding for each project. Ms. Carey reminded the liaisons that proponents receive 15 minutes, and are then followed by the other Town boards, including Finance Committee. Mr. Crossen stated that the Committee would hold a posted meeting on the night that the projects come before Town Meeting.

Minutes – February 28, 2018 and Public Hearing March 14, 2018

Mr. Gerstel made a motion to approve the minutes of the February 28, 2018 meeting and the minutes from the public hearing of March 14, 2018. The motion was seconded by Mr. Pingitore and approved unanimously.

Adjournment:

Mr. Gerstel made a motion to adjourn the meeting at 8:32PM. Mr. Boder seconded the motion and the meeting adjourned at 8:32PM.

Respectfully submitted,

Kristen Wright
Recording Secretary