

Community Preservation Committee (CPC) Public
Meeting and Hearing - September 9, 2014
City of Waltham, Massachusetts
CPC Office, 119 School Street, Waltham, MA 02451

Recorder: Bill Durkee, CPA Program Manager, Waltham
Community Preservation Committee (CPC)

Note: This meeting was held in the Council Chambers, City
Hall, 610 Main Street.

A. Call to Order at 7:00 PM

Called to order by Chair Diana Young. WCAC (Waltham Community
Access Channel) video recorded the Meeting.

B. Roll Call by Clerk (Melnchuk)

Present: Chair Young, Clerk Melnechuk, Mr. Barrett, Mr. Bob
LeBlanc, Mr. Randy LeBlanc, Mr. Wilson. Program Manager
Durkee. Absent: Vice-Chair Dwyer, Mr. Dufromont, Mr. Creonte.
Quorum declared present.

It was noted that five members are needed to pass any actions
by a majority vote of the entire CPC (5 Members).

C. Approval of the Minutes of August 21, 2014.
The Minutes were not prepared in time for this meeting.

D. New Business - Application Decisions (not public
hearings)

1. Planning Department - Housing Division -
Withdrawal-Tenant Based Rental Assistance (TBRA) - Community
Housing \$500,000.
A Motion was made to accept the withdrawal which passed
unanimously.

2. Hardy Pond Conservation Area (HPCA) - City Council
Application - Decision Meeting - Open Space (OS) & OS
Recreation

A proposal was made to take the first step to completion of the HPCA project by offering to have the CPC pay for an appraisal of the non-tax taking lots. A motion was made to "employ a certified Appraiser to appraise the non-tax taking lots of the HPCA Application up to \$20,000" which passed unanimously.

3. Mayor Jeannette A. McCarthy- Application for Purchase of the Fernald Property from the Commonwealth of Massachusetts - CPA \$3,630,000 - (the Public Hearing was tabled 6/10/14) - Fernald Site View Update

Discussions included "adaptive reuse" of buildings using CPA Historical funds; the use of CPA funds for "mixed income (CPA eligible and non-eligible incomes)" to create Community Housing; parking using CPA funds and in Historic restrictions; and creation of a RFP for the Fernald wetlands with a scheduled site plan by 10/8/14 and an RFP opening of bids 10/15/14. The CPC provided site view dates but the Council Use Committee meets for the 1st time 9/15/14. Its Meeting will not be video recorded. Reopening the tabled Hearing was proposed for the next scheduled CPC Meeting 10/21/14. The CPC will be open to any Special Meeting date requests for the Fernald.

Chair Young distributed a two page document - Fernald Acquisition - Options and Restrictions - taken from the statute, MGL 44B, the Community Preservation Coalition, Department of Revenue Opinions" (attached). Adjustments were discussed. It is possible to spend the existing 5% Budget Reserve rather than use the more time consuming process of voting a Recommendation to the Council prior to the setting of the City property tax rate for FY2015.

E. Old Business

1. FY 2015 Budget Updates - Diana Young
Distributed the "Supplemental Budget Information for Administrative Funds" with a breakdown of the line items as appropriated by the City Council for FY 2015 (beginning 7/1/13)- (attached) The total administrative funds are \$142,624.

2. Conservation Restrictions (CR's) - Program Manager Durkee for Mr. Dwyer.
An acceptance to hold the CR's was received from the Waltham Land Trust (WLT). A delay until 9/18/14 to allow the WLT to vote 9/17/14 was accepted. The deadline for two others to accept was 9/11/14 and no reply was made.

3. Status of Appropriated CPC Projects - Program Manager
The CP-3 Reports were completed for all of the FY2014 projects and the old Fernald project estimated cost reduced. All of the listed projects will be updated prior to the DOR deadline of 10/1/14.

4. Available Funds Report - Diana Young
Distributed the "Waltham Community Preservation Committee 10 Year Forecast". The City Treasurer requested an estimate of CPC funds to be able to report the amount needed for the Fernald acquisition and development for City usage. The historic CPC growth rate; known or estimated project and administrative costs; and minimum and maximum annual revenue were used through FY 2024(attached, and to be emailed to the CPC). The Treasurer also noted that if it is allowed, the CPC should consider investing its monetary assets. Chair Young will ask the DOR what is allowed.

F. Organization of the FY 2015 CPC

1. Election of Chair, Vice-Chair, Clerk. A Motion was made to elect the existing slate which passed unanimously. The Chair is Diana Young, Vice-Chair Kevin Dwyer, Clerk Dan Melnechuk.

2. Schedule Regular Public Meetings. The previously voted FY2015 Meeting schedule was adopted with the possibility of moving the Meetings to the Government Center Auditorium after it is rewired as is planned.

3. Schedule Public Input Hearings. The Public Input Hearing will be planned for the May 12, 2015 Meeting to avoid the usual rush to complete City work before the Summer break.

G. For the Good of the Committee - the next regularly scheduled CPC Meeting was changed to Tuesday, October 21, 2014. The November Meeting is scheduled for November 18. Both are now approved for use of the Council Chambers 7-10 PM.

H. ADJOURN

The Motion was made to adjourn and passed without dissent from the 6 CPC Members in attendance.