

**Bedford Community Preservation Committee
Minutes of Tuesday, February 11, 2014 - Regular Session
Town Hall – Second Floor Conference Room**

Members Present: Eugene Clerkin, Chair (Housing Authority); Margot Fleischman (Selectmen, Park Commissioner); Don Corey (Historic Preservation Commission); Robin Steele (Recreation Commission); Christina Wilgren (Bedford Housing Partnership); Cathy Cordes (at-large member); and Vito LaMura (at-large member)

Members Absent: Shawn Hanegan (Planning Board)

Also Present: Victor Garofalo, Finance Director; Michael Rosenberg, Selectman; Barbara Perry, Finance Committee; Brad Hafer, School Committee; Amy Hamilton, Recreation Director; Elizabeth Hacala, Press; Keith Mangan, Bedford Athletics; Richard Reed, Town Manager

Chair Clerkin opened the meeting at 7:30 p.m. with a quorum present.

Public Hearing

Ms. Cordes made a motion to open the Public Hearing. Mr. Corey seconded the motion. **The vote was unanimous 7-0-0.**

Chair Clerkin reviewed the Spring 2014 Program and Plan summarizing the proposed projects for FY15, all of which have been discussed at prior meetings.

Mr. Corey amended his request for the Passenger Depot restoration from \$200,000 to a total of \$215,000 to allow for contingencies.

Discussion took place regarding the School Fence and Lighting Project. Figures were provided for splitting the project (\$127,335 for the Fencing, \$90,007 for the Lighting).

Chair Clerkin then asked if there were any additional submissions that interested parties would like to discuss during the public hearing.

Bedford Housing Authority – Ashby Place Kitchen and Bath Project

Project request was for \$216,000. The total project is around \$1M. Funds would go towards new kitchen and baths at 40 units of Ashby Place (one half of the total units). The state has committed to putting \$230,000 towards this project. Kitchens and Baths are the originals, built in 1969.

Press Box – Sabourin Field

The Press Box project was presented for \$90,000. \$25,000 was for the elevator portion (required under ADA). Mr. Rosenberg provided a background on the history of the press box. The new press box would be equipped with elevator access to accommodate handicapped access. The old press box was demolished last year; currently members of the press and others are using a gas powered lift which is open to the elements. The cost for the lift rental was approximately \$3,000 to \$5,000 for the fall season alone. The original lift was constructed by volunteers and with donations.

Mr. LaMura and Ms. Cordes both inquired of whether Shawsheen Tech students would be willing and able to construct the press box. To date, no one has inquired of Shawsheen Tech. Ms. Wilgren also suggested that volunteers could be found in Town, similar to those who volunteered for Habitat and the Job Lane Barn. Mr. Rosenberg inquired as to what restrictions might be in place with regard to volunteer labor as it applies to worker's compensation/liability insurances.

Questions arose as to why the press box was not part of the Turf Field project.

Ms. Perry commented that the schools have a fund containing \$225,000 for Athletics. She commented that perhaps that fund could contribute to a portion of this project.

Mr. Mangan commented that Athletics believe that the Press Box would be of greater importance than the Fencing request.

Mr. Corey suggested putting the Press Box before the Fencing and Lighting and letting Town Meeting decide. Ms. Fleischman concurred as she had concerns about the adequacy of the current lift setup. She would like to explore other funding options that may be available.

Mr. Hafer indicated that the preference with regard to the Mudge Fund has been to only spend the interest each year (approximately \$6,000-\$7,000 per year). He also did not think the balance was \$225,000.

Mr. Garofalo confirmed that the balance in the Mudge Fund is \$230,000.

Affordable Housing Stabilization Fund

Ms. Wilgren presented an idea for a stabilization fund for Affordable Housing. She discussed the various factors regarding affordable housing such as rising costs, available stock, expiring use and the Coast Guard Property.

Ms. Wilgren expressed a need to put aside sufficient funding to ensure needs can be met. She is proposing a plan to commit to \$350,000 each year above and beyond the minimum 10% annual requirement.

Mr. Garofalo informed the committee that stabilization funds are not allowed under the Community Preservation Act. One option would be to allocate the funds to the Bedford

Municipal Affordable Housing Trust. However, this would then remove the control of how these funds are spent from this committee to the Trust.

Ms. Fleischman indicated that the CPC could simply allocate more funds each year to the Affordable Housing Reserves, thus keeping it under this committee.

Ms. Perry commented that affordable housing is two different concepts – the legal definition of affordable housing and then housing that is affordable for folks who do not qualify under the program guidelines.

Mr. LaMura made a motion to close the public hearing. Ms. Cordes seconded the motion. **The motion passed unanimously 7-0-0.**

Final Review of Requests and Recommendations

Ms. Cordes moved to recommend Town Meeting amend the FY14 Community Preservation Budget by transferring the amount of \$133,100 from the Historic Properties Preservation Fund, for the Passenger Depot Restoration, with the understanding that these funds would be replenished with Community Preservation Funds after July 1, 2014. Mr. Corey seconded the motion. **The motion passed 7-0-0.**

Mr. Corey moved to recommend Town Meeting amend the FY14 Community Preservation Budget by transferring the amount of \$81,900 from FY14 General Reserves for the Passenger Depot Restoration. Mr. LaMura seconded the motion. **The motion passed 7-0-0.**

Mr. Corey moved to recommend Town Meeting approval of \$200,000 be transferred to the Historic Properties Preservation Fund from FY15 funds. Ms. Steele seconded the motion. **The motion passed 7-0-0.**

Ms. Wilgren moved to recommend to Town Meeting approval of \$40,000 for the Pedestrian Master Plan from FY15 funds. Ms. Steele seconded the motion. **The motion passed 7-0-0.**

Ms. Fleischman moved to recommend to Town Meeting approval of \$76,470 for the DPW Irrigation of Recreational Fields from FY15 funds. Ms. Steele seconded the motion. **The motion passed 7-0-0.**

Ms. Steele moved to recommend to Town Meeting approval of \$102,953 for the Shawsheen Pump House Restoration from FY15 funds. Ms. Wilgren seconded the motion. **The motion passed 7-0-0.**

Mr. LaMura moved to recommend to Town Meeting approval of \$15,847 for the Police Station Cooling Tower from FY15 funds. Ms. Fleischman seconded the motion. **The motion passed 7-0-0.**

Mr. Clerkin moved to recommend to Town Meeting approval of \$15,275 for the Town Hall Aluminum Window Rehabilitation from FY15 funds. Ms. Wilgren seconded the motion. **The motion passed 7-0-0.**

Ms. Cordes moved to recommend to Town Meeting approval of \$72,224 for the Springs Brook Park Hardscape from FY15 funds. Mr. LaMura seconded the motion. **The motion passed 7-0-0.**

Mr. Corey moved to recommend to Town Meeting approval of \$217,342 for the School Fence and Lighting from FY15 funds. Ms. Cordes seconded the motion. **The motion was defeated 0-7-0.**

Ms. Wilgren moved to recommend to Town Meeting approval of \$199,900 for the Town Center Bond Payment from FY15 funds. Ms. Fleischman seconded the motion. **The motion passed 7-0-0.**

Ms. Fleischman moved to recommend to Town Meeting approval of \$477,813 for the 350A Concord Road Bond Payment from FY15 funds. Ms. Cordes seconded the motion. **The motion passed 7-0-0.**

Ms. Steele moved to recommend to Town Meeting approval of \$15,000 for the Affordable Housing Consultant from FY15 funds. Ms. Wilgren seconded the motion. **The motion passed 7-0-0.**

Mr. LaMura moved to recommend to Town Meeting approval of \$10,000 for Administrative Costs from FY15 funds. Ms. Steele seconded the motion. **The motion passed 7-0-0.**

Mr. Clerkin moved to recommend to Town Meeting approval of \$216,000 for the Kitchen and Bath Replacement at Ashby Place via the Bedford Housing Authority from FY15 funds. Ms. Wilgren seconded the motion. **The motion passed 7-0-0.**

Mr. LaMura moved to recommend to Town Meeting approval of \$50,000 for the Sabourin Field Press Box from FY15 funds. Ms. Cordes seconded the motion. **The motion passed 4-3-0. Ms. Steele, Ms. Fleischman and Mr. Corey opposed the motion.**

Mr. Corey moved to recommend to Town Meeting approval of \$350,000 for Affordable Housing Reserves from FY15 funds. Ms. Wilgren seconded the motion. **The motion passed 6-1-0. Ms. Steele opposed the motion.**

Mr. LaMura moved to recommend to Town Meeting approval of \$350,000 to be placed in General Reserves from FY15 funds. Ms. Cordes seconded the motion. **The motion passed 7-0-0.**

Community Preservation Coalition – Dues Notice

Ms. Porter asked if the committee would like to pay the dues to the Community Preservation Coalition in the amount of \$4,350, which is an increase of \$600 over last year's dues.

Discussion ensued regarding the gathering of additional information from the Coalition regarding salaries, expenditures, revenues, etc. It was decided that a vote on the dues would be delayed until Mr. LaMura gathers more information from the Coalition regarding expenditures and revenues.

Land Acquisition

Mr. LaMura moved to recommend approval of the addition of 340A Concord Road (#103, Map 68) to the Land Acquisition list. Ms. Cordes seconded the motion. **The motion passed 7-0-0.**

Minutes

Mr. LaMura made a motion to approve the minutes of January 22, 2014, as written. Ms. Steele seconded the motion. **The motion passed 7-0-0.**

The committee members planned to meet prior to Town Meeting only if necessary. Ms. Cordes also suggested that the committee meet again in May, and in September and October to be prepared for Capital project requests and other needs.

Ms. Cordes moved to adjourn. Ms. Steele seconded the motion. **The motion passed 7-0-0.**

The meeting adjourned at 10:00 p.m.