

Minutes – West Tisbury CPC meeting – January 28, 2009

Approved Feb. 9, 2009

Present: Sean Conley, Al DeVito, Glenn Hearn, Dale Julier, Bruce Keep, Susan Phelps, Peter Rodegast; Tony Nevin, Admin. Asst. Absent: Lesley Eaton, Ginny Jones. Guests: Philippe Jordi, Dan Waters, Beth Kramer

A quorum being present, Sean called the meeting to order at 5:30. The minutes of the meetings on Jan. 7, 2009 and Jan. 14, 2009 were approved unanimously with one abstention on the latter.

Tony reviewed an updated statement of funds requested and funds available in FY09, and an updated projection of funds available over a five-year span under various assumptions. In the following discussion, CPC members indicated a preference for flexibility by maintaining substantial undesignated reserves rather than spending the maximum possible on community housing.

The committee discussed the status of the Bridge Housing proposal and some reasons for opposing or postponing funding despite the recognized need for affordable housing at <100% AMI. The possibility of postponing funding for the Helm loan fund was also discussed.

Philippe Jordi answered questions about the IAHF request for \$170,000 to make two more units at 250 State Road affordable at <100% AMI. He stated that the project would go forward whether or not this request was granted. He reviewed the project budget and the contractor selection procedure adopted by IHT, and stated that for a project of this scale, South Mountain was the only interested contractor with the necessary capabilities, but that the contract was being reviewed and might be adjusted. Philippe departed.

Dan Waters asked the CPC to consider holding funds in reserve for the possible purchase of a 1-acre property between the Library and Brandy Brow, suggesting that it could be an attractive park that would enhance the town center. The CPC raised questions about the present status of Brandy Brow and easements through adjacent properties, and Glenn suggested that the purchase could be bonded and paid over time. Beth Kramer stated that library expansion would not encroach on the property. Bruce stated that the Parks and Rec committee would endorse acquisition as a park, and Sean noted that demolition of the buildings on site would require Historic District Commission approval. Dan and Beth departed.

The CPC then considered warrant article drafts for Town Meeting in April 2009; numbers refer to the draft below, not to the final Town warrant. The articles approved by committee vote, with revisions and amendments, are appended to these minutes.

Article 1, Allocation to reserves: Al moved approval, Dale seconded, and the vote was unanimous in favor.

Article 2, Transfer of fund balance from Paths project. Tony reported that the Paths Committee endorsed transfer, and that the funds originally came from undesignated reserves. Al moved approval of transfer to undesignated reserves, Glenn seconded, and the vote was unanimous in favor. Subsequently, Al moved that the article be rephrased, Sean seconded, and the vote was unanimous in favor.

Article 3, Town Hall appropriation. Tony reported that Bea Phear had suggested the wording. Al moved approval, Peter seconded, and the vote was unanimous in favor.

Article 4, West Tisbury church project. After discussion and a motion to amend the award from \$46,800 to \$23,400, Dale moved to set the award at \$30,000, Susan seconded, and the motion passed unanimously. Sean then moved approval of the article as amended, Al seconded, and the vote was unanimous in favor.

Article 5, Town Hall sidewalk. Tony distributed a revised budget. Glenn described the rationale for omitting the previously requested fence and the need for funds in the near future. Susan recommended delay until it could be integrated with the landscape plan, and Sean noted that the Historic District Commission had approved the project with fence included. After further discussion, Al moved approval of \$10,000 for design and permitting, Bruce seconded, and the vote was unanimous in favor with Glenn abstaining.

Article 6, Cemetery records. Tony distributed a detailed budget. Al moved approval, Susan seconded, and the vote was unanimous in favor with Glenn abstaining.

Article 7, GoGreen fund. After arguments against funding, and discussion of the need to specify the projects that would benefit from GoGreen funds, Dale moved approval of \$50,000, Al seconded, and the motion passed with 6 Yes, 1 No. [NOTE TO CPC – I may have missed a No or an abstention – please check your recollections.]

Article 8, 250 State Road. After discussion, the motion was tabled and subsequently reconsidered after discussion of other housing articles. Al moved approval, Glenn seconded, and the motion passed with 4 Yes, 1 No; Peter and Dale abstained.

Article 9, Bridge Housing. After general discussion about the readiness of the project and the risks of tying up a large sum for a long time, Al moved that the article be rejected, Glenn seconded, and the motion to reject passed with 6 Yes, 1 No.

Article 10, Helm loan fund. Al moved that the article be rejected, Susan seconded, and the motion to reject passed unanimously.

Article 11, Rental subsidy. Tony distributed an updated request from DCRHA. Al moved approval at the newly requested level of \$66,000, Glenn seconded, and the motion passed unanimously.

In subsequent discussion, it was suggested that all articles be reworded to make approved totals more obvious, and that Article 11 be placed near the top of the list.

The CPC then reviewed supporting documents and unanimously approved payment of the following invoices:

IAHF for 250 State Road – \$21,443
DCRHA for Sepiessa predevelopment (1) – \$7,700
DCRHA for Sepiessa predevelopment (2) – \$2,640
DCRHA rental subsidies – \$12,695

The meeting was adjourned at 8:00 pm. The next meeting will be on Wednesday, February 25, at 5:30 in Howes House. That will be Sean's last meeting as chair.

Respectfully submitted,

Tony Nevin, Admin. Asst.

Draft warrant articles approved and/or revised at CPC meeting Jan. 29, 2009; numbering as in text of minutes above.

Article #1__ To see if the Town will vote to act upon the recommendations of the Community Preservation Committee to appropriate and set aside for later expenditure from the Community Preservation Fund established pursuant to Chapter 44B of the Mass. General Laws, FY2010 revenues, in the following amounts to the following reserves:

- a. Open Space reserve \$45,000 (10% of estimated FY2010 Community Preservation Fund revenues)
- b. Historical Resources reserve \$45,000 (10% of estimated FY2010 Community Preservation Fund revenues)
- c. Community Housing reserve \$45,000 (10% of estimated FY2010 Community Preservation Fund revenues)
- d. Administrative reserve \$22,500 (5% of estimated FY2010 Community Preservation Fund revenues)
- e. Undesignated reserve \$292,500 (65% of estimated FY2010 Community Preservation Fund revenues)

Article #2__ To see if the Town will vote to transfer \$77,844 from [insert account name] to the Community Preservation Undesignated reserve. This sum is the balance of \$80,000 appropriated from the Community Preservation Undesignated reserve toward construction of a path along Old County Road at Annual Town Meeting in April 2007, and postponed indefinitely at Annual Town Meeting in April 2008.

Article #3__ To see if the Town will vote to appropriate the sum of \$100,000 from the Community Preservation Historical Resources reserve to support debt service for the Town Hall renovation bond issue. This is the first of five annual installments, as authorized and voted at Annual Town Meeting, April 2008.

Article #4__ To see if the Town will vote to appropriate the sum of \$30,000 from the Community Preservation Historical Resources reserve to fund engineering and architectural studies preparatory to restoration of the First Congregational Church of West Tisbury, contingent upon a historic preservation restriction that ensures the Town's interest in preserving this historic property.

Article #5 __ To see if the Town will vote to appropriate the sum of \$10,000 from the Community Preservation Historical Resources reserve to fund design and permitting for construction of a sidewalk in front of Town Hall to restore the historic character of the neighborhood, contingent upon a finding by the Historic District Commission to the effect that this project contributes to the restoration of the Town's central historic neighborhood..

Article #6 __ To see if the Town will vote to appropriate the sum of \$10,000 from the Community Preservation Historical Resources reserve to fund the organization of records

for the Town's cemeteries, including the preparation of a computerized data base and maps to locate gravesites.

Article #11 __ To see if the Town will vote to appropriate the sum of \$66,000 to provide rental subsidies for West Tisbury applicants currently on the Dukes County Regional Housing Authority's Rental Conversion Program waitlist, with the sum of \$60,000 to be appropriated from the Community Preservation Community Housing reserve and the sum of \$6,000 to be appropriated from the Community Preservation Undesignated reserve. [Should this and the next two housing articles go before the Church and other Historical articles?]

Article #8__ To see if the Town will vote to appropriate the sum of \$170,000 from the Community Preservation Undesignated reserve to reduce the prices of two units in the affordable housing project at 250 State Road so as to be affordable by qualified buyers with incomes at or below 100% of the area median income, provided that eligible residents of West Tisbury will be given preference for these two units, where the selection process will be conducted with the West Tisbury Affordable Housing Committee.

Article #7__ To see if the Town will vote to appropriate the sum of \$50,000 from the Community Preservation Undesignated reserve to support energy-efficient construction and renovation of permanently deeded affordable housing for West Tisbury residents with incomes at or below 100% of the area median income, with funds to be administered by the Island Affordable Housing Fund subject to a grant agreement requiring that specific projects be designated and approved by the Community Preservation Committee in advance of any payment from this appropriation. [I tried to capture the spirit of the discussion – we didn't actually vote on this last bit of language.]

If all these articles are approved at Town Meeting, the reserve balances and projections for FY10 are:

| | End balance FY09 | Est avail FY10 |
|----------------------|------------------|---------------------------------|
| Historic resources | 52,993 | 97,993 |
| Community housing | 493 | 45,493 |
| Open Space | 202,993 | 247,993 |
| Undesignated reserve | 384,874 | 755,218 (including Paths money) |
| Total | 641,353 | 1,146,697 |