

# Longmeadow Community Preservation Committee

Date: January 9, 2019 Time: 7:00 p.m.

Location: Longmeadow Council on Aging Meeting Room

Approved as corrected at the January 23, 2019 meeting

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## Longmeadow Community Preservation Committee Minutes of January 9, 2019

Present: John Bresnahan, Linda Glenn, William Harbison, Donald Holland, Sheri Knight, Ron Manseau, Arlene Miller, Jeff Rintoul, and Steven Weiss.

Guests: Paul Pasterczyk, Finance Director

Steve Gelling and Steven Kennedy, Longmeadow Montessori International school roof replacement project

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### 1. Approval of minutes from December 19, 2018 CPC Meeting

- Minutes of the December 19, 2018 meeting were approved as corrected.

### 2. Discussion regarding the financing of Wolf Swamp Road fields (WRF): Chairman Weiss opened the meeting with a brief explanation of the financial issue surrounding the Wolf Swamp Road fields project-CPC Project 2019-6.

- Paul Pasterczyk, Finance Director, discussed issues and procedures related to both CPC bonding for the project and the town vote of a debt exclusion over-ride. Essentially the financing for a bond is similar for both the over-ride and CPC bonding. The difference is that the over-ride bonding method results in an increase each home owner's taxes, while the CPC bond uses already allocated CPC funds. Both methods allow the project to be started and completed sooner.
- Paul passed out a chart delineating the interest and principle due on a 5, 10 or 15 year bond/loan for 1 million dollars. The ten year version would "lock up" about 135,000 of CPC allotted funds each year for 10 years. The debt exclusion over-ride would increase each household's taxes by about \$20/year for an average home (\$350,000) for the life of the bond – or 10 years.
- When asked if the already approved money for the ring road at the WRF could be transferred to another project or should be returned to CPC, Mr. Pasterczyk replied saying he thought the money should be returned to CPC before being considered for use on another project.
- Most members agreed that the WRF project would be good for the whole town and should be funded fully up-front so that the project can be bid and executed all at once.
- Many members agreed that having the CPC fund the entire project would be a strain on the CPC budget.
- Jeff read an old e mail from Stuart at the CPA Coalition, which suggested that CPC money could be used, in the WRF project case, for paving.

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- Chairman Weiss has been invited by the Chair of the Select Board to meet with them on Tuesday, January 22 to discuss the WRF project funding. The committee asked Mr. Weiss to represent our opinion that the WRF project is important and that other town funding sources should contribute to the effort.

**3.** Steve Gelling and Steve Kennedy, both representing the Longmeadow Montessori International school roof replacement project –CPC Project 2019-3, provided some additional information and clarification on this application.. This project deals with the replacement of the roof on the old/historic building (1857), which was originally the church parsonage. At this point in time, the building houses the Longmeadow Montessori International school. Repairs on the roof will cost \$40,000. The Montessori school has recently signed a 10 year lease with the church, which owns the building. It was emphasized that no religious activities take place at the school. The committee thanked them for coming and providing additional information about the use of the building and the project.

#### **4. Review of Outstanding projects:**

1. Review of Quarterly reports: Members reviewed the many quarterly reports that were submitted.
2. Review of Final reports:
  - Project 2015-13 and 2017-11—the Community House Retaining Wall and Exterior Steps final report was reviewed. A motion was made to accept the the report and it passed unanimously. This project has been closed out.
  - Project 2015-3 and 2016-3 Preservation of Personnel Records was reviewed. A motion was made to accepted the final report. The motion passed unanimously. This project has been closed out.

#### **5. New Business:**

Our next CPC meeting is scheduled for Wednesday, January 23 at 7PM and Greenwood. This is our annual public hearing meeting. Members agreed that we should plan to schedule a regular committee meeting immediately following the public hearing so we can continue deliberations on the 2019 projects.

The meeting was adjourned at 9:00 PM  
Minutes submitted by Arlene C. Miller