

COMMUNITY PRESERVATION COMMITTEE

(ANNUAL TELEVISED MEETING)

Thursday, September 29, 2022 Veteran's Memorial Building, Room 229, 7:00 P.M.

AGENDA

7:00 p.m. Welcome by Nathan Maltinsky, Chair
CPA - Fund Update – Wendy Barry

Adjourn Televised Portion

Lisa Hardin **“Rocklawn” at 270 Exchange St. Purchase Proposal**
(File No. 2023-001) Funding Request:

Other Business: Payroll & AP Signatories for FY2023
Approval/Acceptance of Minutes from April 28, 2022

Schedule Meeting(s):

Note(s): Fall Town Meeting, Thursday, November 10, 2022

Correspondence
Bills

**TOWN OF MILLIS
COMMUNITY PRESERVATION FUND
THROUGH 08/31/2022**

TOTAL CASH RECEIVED FY 2008	\$101,695.01
TOTAL CASH RECEIVED FY 2009	\$179,671.27
TOTAL CASH RECEIVED FY 2010	\$145,237.14
TOTAL CASH RECEIVED FY 2011	\$138,468.83
TOTAL CASH RECEIVED FY 2012	\$137,684.53
TOTAL CASH RECEIVED FY 2013	\$142,525.75
TOTAL CASH RECEIVED FY 2014	\$178,900.71
TOTAL CASH RECEIVED FY 2015	\$164,736.51
TOTAL CASH RECEIVED FY 2016	\$169,675.91
TOTAL CASH RECEIVED FY 2017	\$169,543.82
TOTAL CASH RECEIVED FY 2018	\$177,319.91
TOTAL CASH RECEIVED FY 2019	\$195,481.22
TOTAL CASH RECEIVED FY 2020	\$233,675.44
TOTAL CASH RECEIVED FY 2021	\$268,340.40
TOTAL CASH RECEIVED FY 2022	\$316,307.14
TOTAL CASH RECEIVED FY 2023	\$60,793.28

TOTAL LIFE TO DATE **\$2,780,056.87**

FY 2022	06/30/22	appropriation	transfer	08/31/22
RESERVED FOR OPEN SPACE	\$13,161.40	\$27,469.00	\$0.00	\$40,630.40
RESERVED FOR HISTORIC RESOURCE	\$102,495.37	\$27,469.00	\$0.00	\$129,964.37
RESERVED FOR COMMUNITY HOUSING	\$154,176.00	\$27,469.00	\$0.00	\$181,645.00
BUDGETED RESERVE	\$0.00	\$80,000.00	\$0.00	\$80,000.00
UNDESIGNATED FUND BALANCE	\$740,643.99			\$821,309.85
TOTAL	\$1,010,476.76	\$162,407.00	\$0.00	\$1,253,549.62

FY 2022	07/01/22 BUDGETED	EXPENDED	08/31/22 AVAILABLE
OPERATING BUDGET			
SALARY BUDGET	\$6,867.00	\$497.70	\$6,369.30
EXPENSE BUDGET	\$6,867.00	\$0.00	\$6,867.00
LONG TERM DEBT PRINCIPAL	\$20,000.00	\$20,000.00	\$0.00
SHORT TERM DEBT PRINCIPAL	\$0.00	\$0.00	\$0.00
LONG TERM DEBT INTEREST	\$8,950.00	\$4,725.00	\$4,225.00
SHORT TERM DEBT INTEREST	\$0.00	\$0.00	\$0.00
	SUB-TOTAL	\$25,222.70	\$17,461.30

ARTICLES			
NIAGRA FIRE HOUSE PHASE 4	\$11,073.14	\$8,520.20	\$2,552.94
HOUSING PRODUCTION	\$0.00	\$0.00	\$0.00
NIAGARA HALL RECORD PRESERVATION	\$6,317.36	\$0.00	\$6,317.36
DIGITIZATION OF HINDY ROSENFELD COLLECTION	\$161.06	\$0.00	\$161.06
PRESERVATION & REHAB H.F. WALLING MAP	\$600.00	\$0.00	\$600.00
MEMORIAL FIELDS IMPROVEMENTS PROJECT	\$49.99	\$0.00	\$49.99
PRESERVATION & REHAB H.F. WALLING MAP	\$52.20	\$0.00	\$52.20
MILLIS HS DUGOUT PROJECT	\$0.00	\$0.00	\$0.00
SOUNDPROOF PICKLEBALL/TENNIS	\$1,998.85	\$0.00	\$1,998.85
OAK GROVE FARM TRAIL IMPROV. PROJ	\$16,900.00	\$386.98	\$16,513.02
	SUB-TOTAL	\$8,907.18	\$28,245.42

TOTAL OPERATING BUDGET & ARTICLES **\$79,836.60** **\$34,129.88** **\$45,706.72**

**MILLIS COMMUNITY PRESERVATION COMMITTEE
MINUTES
APRIL 28, 2022
Room 229 Veterans Memorial Building, 900 Main St., Millis, MA**

The meeting was called to order at 7:00 p.m. by Mr. Nathan Maltinsky, Chair.

Members present: Nathan Maltinsky, Chair
 David Baker
 Mary-Ellen D'Espinosa
 Alan Handel
 James McKay
 Pamela Rheaume-Mustard
 Erin Underhill
 Catherine MacInnes, Finance Committee Liaison

Members absent: Wendy Barry, Dr. James Lederer

Also present: John Steadman, 26 Glen Ellen Blvd.
 Lisa Hardin, 56 Walnut St.
 Ellen Rosenfeld, 12 Evergreen Terrace

**Creation of Management Plan for Town-Owned Properties, Continued
Conservation Commission - (File #2022-002)**

Mr. John Steadman presented a revised funding request, entitled "Development of a Strategic Plan for Lands Owned by the Town of Millis." The original funding amount requested has changed from \$200,000.00 to \$161,700.00. Mr. Steadman stated that two bids were received for the project and the lowest bid was from BETA in the amount of \$161,700.00. According to Mr. Steadman, if this funding is approved at the May Town Meeting, other grants may be sought for funding sources. He stated that this plan will provide important information on possible uses for the various Town properties; housing, open space and recreation, etc. The bid price for the plan holds for 270 days.

There was discussion regarding other funding sources being sought; specifically from the Select Board for implementing the study results. Mr. Steadman stated that capital and ongoing cost amounts will be included in the plan. Ms. Underhill stated that, in her opinion, the study would enable the Select Board to take "some solid action." Mr. Baker expressed concern regarding funding from the Select Board and/or Town Administrator for organization of maintenance on already existing Town properties and suggested that "organizational structure" be in place first.

Ms. Rosenfeld spoke in opposition to the proposal. In her opinion, she could work with others to do most of what is proposed for the study/plan and "drill down the properties that have value." Ms. Rosenfeld stated that the proposal is "premature" and not necessary. Ms. Hardin stated that although the idea for the project is "great," asking the CPC to fund the total amount "is not a good idea." She suggested that the Town set up borrowing for the project. Mr. Steadman stated that the project as proposed does fit the criteria for a Community Preservation Act funded project.

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Mr. McKay stated that Mr. Steadman had already done research and the proposal was narrowed down to thirty-six properties.

A motion was made by Mr. Baker, seconded by Ms. Underhill, to appropriate \$161,700.00 in CPA funds for the Development of a Strategic Plan for Lands Owned by the Town of Millis project, with Ms. Underhill in favor, and Mr. Maltinsky, Mr. Baker, Ms. D'Espinosa, Mr. Handel, Mr. McKay, and Ms. Mustard opposed. The motion did not pass.

A motion was made by Mr. McKay, seconded by Mr. Handel, to appropriate \$70,000.00 in CPA funds for the Development of a Strategic Plan for Lands Owned by the Town of Millis project, with Mr. Maltinsky, Mr. Baker, Ms. D'Espinosa, Mr. Handel, Mr. McKay, Ms. Underhill, and Ms. Mustard all in favor. The motion passed unanimously: the sum of **\$13,161.40** appropriated from the **Community Preservation Open Space Reserve Fund** and the sum of **\$56,838.60** appropriated from the **Community Preservation Undesignated Fund** for a total of **\$70,000.00**.

The Community Preservation Committee **recommends approval** of the above article as written above at the annual Spring 2022 Town Meeting.

Other Business:

Minutes

On a motion made by Mr. Baker, seconded by Ms. Underhill, it was voted unanimously to approve the minutes of March 24, 2022 as written.

Adjourn

There being no further discussion and on a motion made by Mr. Baker, seconded by Ms. Underhill, and voted unanimously, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Camille Standley
Administrative Assistant

