

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – January 23, 2019, 5:30 pm
Howes House

The meeting was called to order by Chairman Bea Phear, at 5:30 pm.

Present: Bea Phear, Ted Jochsberger, Cheryl Lowe, Jeffrey DuBard
 John Brannen, Doug Ruskin

Others: Heidi Dietterich, Administrative Assistant

Chairman Phear reminded the members to be sure to complete their Ethics Test and submit it to the Town Clerk, Tara Whiting.

Invoices for Approval:

The Committee reviewed the Old Mill Door Replacement Project invoice for reimbursement of the \$20,000.00 appropriated for the project. It was noted that the entire project's cost was \$23,681.93. On a motion made by Cheryl Lowe, seconded by John Brannen, the Committee unanimously approved payment of \$20,000.00 toward this invoice.

Old Business:

The minutes from the December 12, 2018 meeting were reviewed. On a motion made by John Brannen, seconded by Ted Jochsberger, the minutes were approved unanimously, with Jeffrey DuBard abstaining.

The 'Liaison Chart' for the CPC's existing and proposed 2019-20 projects was distributed and reviewed. With one correction, the chart will be sent out to the Committee for their reference.

Dietterich reported that the Affordable Housing Grant restriction had been approved at the Affordable Housing Committee and had been sent on to the Board of Selectmen for their review.

New Business:

The Committee reviewed the draft of the 2019-2020 CPC Warrant articles. An additional article was discussed which addressed the unencumbering of funds for the 2013 project, 'Electrical Service Upgrade for the Dukes County Courthouse.' County Manager, Martina Thornton, had written the CPC and said the balance of (\$6,412.94) would not be needed, the project was complete. This additional article was reviewed and approved to be added to the warrant articles. Following review of the full draft of the warrant articles, on a motion made by Doug Ruskin, seconded by John Brannen, the Committee unanimously approved the 2019-20 Warrant Article draft as amended. The document is attached to these minutes.

Further discussion included being sure that project representatives attend Town Meeting to address any questions that may come from the floor. Dietterich will contact the representatives with this request.

The draft of the 2018 CPC Town Report was reviewed by the Committee. Doug Ruskin's name was added as the newest member of the Committee.

With no further business, the Committee agreed unanimously to adjourn at 6:15 pm.

Respectfully submitted,

Heidi J. Dietterich
Administrative Assistant

ARTICLE xx: 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, FY 2020 revenues, in the following amounts to the following:

- a. Open Space reserve \$50,000 (10% of estimated FY 2020 Community Preservation Fund revenues)
- b. Historical Resources reserve \$50,000 (10% of estimated FY 2020 Community Preservation Fund revenues)
- c. Community Housing reserve \$50,000 (10% of estimated FY 2020 Community Preservation Fund revenues)
- d. Undesignated reserve \$325,000 (65% of estimated FY 2020 Community Preservation Fund revenues)

And to appropriate for the Administrative Expenditures the sum of Twenty Five Thousand Dollars (\$25,000.00) from FY 2020 Community Preservation Fund Revenues.

ARTICLE xx: To see if the Town will vote to appropriate the sum of Ninety Eight Thousand Dollars (\$98,000.00), as West Tisbury's share of the total project budget of \$519,000.00, from the Community Preservation Undesignated Reserve Fund to the Dukes County Regional Housing Authority to support the rental assistance program for West Tisbury residents.

ARTICLE xx: To see if the Town will vote to appropriate the sum of Fifty Thousand Dollars (\$50,000.00) from the Community Preservation Housing Reserve Fund and Twenty Five Thousand Dollars (\$25,000.00) from the Community Preservation Undesignated Reserve Fund for a total of Seventy Five Thousand Dollars (\$75,000.00), to Island Elderly Housing, Inc., as West Tisbury's share of the total project budget of \$500,000.00 to fund five new permanently affordable apartment units for the elderly at the Aidylberg III project in Oak Bluffs.

ARTICLE xx: To see if the Town will vote to appropriate the sum of Forty Three Thousand Dollars (\$43,000.00) from the Community Preservation Undesignated Reserve Fund, to Harbor Homes of Martha's Vineyard, Inc., as West Tisbury's share of the total budget of \$815,000.00, to fund the acquisition of future housing for homeless residents earning less than 30% of the County median income. The project will be managed by Harbor Homes of Martha's Vineyard, Inc. The funds shall not be released until the closing on the selected the property, and all financing is in place. An appropriate homeless housing deed restriction shall also be filed with the deed to the property. If the property is sold or its use changes, 100% of the funds shall be reimbursed to the Town of West Tisbury CPA fund reserves. If the Town has repealed the CPA, the funds shall be reimbursed to the Town's Municipal Housing Trust Fund.

ARTICLE xx: To see if the Town will vote to appropriate the sum of Forty Five Thousand Dollars (\$45,000.00) from the Community Preservation Historic Resources Reserve Fund, to the First Congregational Church of West Tisbury, to fund the first phase of an Accessibility and

Kitchen Plan, which will generate schematic design plans and drawings to address the challenge of achieving code compliant accessibility and kitchen architectural plan for an historic building.

ARTICLE xx: To see if the Town will vote to appropriate the sum of Sixty One Thousand Six Hundred Fifty Five Dollars (\$61,655.00) as the second installment in a maximum of ten installments, from the Community Preservation Undesignated Reserve Fund to pay down principal on the borrowing for Scott's Grove Affordable Housing development approved in Article #2 at the Annual Town Meeting held on April 11, 2017.

ARTICLE xx: To see if the Town will vote to appropriate the sum of Forty Thousand Dollars (\$40,000.00) from the Community Preservation Open Space Reserve Fund to fund the first half of a two year implementation of the Mill Brook Watershed Management Plan.

ARTICLE xx: To see if the Town will vote to appropriate the sum of Ten Thousand Dollars (\$10,000.00) from the Community Preservation Open Space Reserve Fund and Twenty Thousand Dollars (\$20,000.00) from the Community Preservation Undesignated Reserve Fund for a total of Thirty Thousand Dollars (\$30,000.00) to fund the Maley/Field Gallery Landscape Project, proposed by the Trustees of the Library and the Board of Selectmen.

ARTICLE xx: To see if the Town will vote to return the unexpended balance of Six Thousand Four Hundred Twelve Dollars and Ninety Four Cents (\$6,412.94) from the Electrical service upgrade at the Dukes County Courthouse, under Article #30 approved at the 2013 Annual Town Meeting, with Five Thousand Four Hundred Twelve Dollars and Ninety Four Cents (\$5,412.94) to the Community Preservation Undesignated Reserve, and One Thousand Dollars (\$1,000.00) to the Community Preservation Historic Resources Reserve.