

Community Preservation Committee

Minutes: August 15, 2016
City Council Hearing Room

Members Present:

James Souza, Antone Dias, Paul Machado, Alan Rumsey, Kenneth Pacheco, Keith Paquette, Jason Caminiti, John Brandt

Members Absent:

Matthew Burke

Open Meeting Law:

Chairman, Kenneth Pacheco, read the Open Meeting Law Advisement.

Minutes:

A motion was made by John Brandt to accept the minutes of the July 18, 2016 meeting. That motion was seconded by James Souza.
Result: Unanimously approved

New Business:

Paul Machado reported that the CP-3 had been completed.

He indicated that because the City Administrator had indicated at the last meeting that the City Corporation Counsel's office would not be editing the contracts, he would do them again this year, but would not continue to volunteer these services.

Antone Dias again asked about the status of the Historic Deed restrictions, which apparently, like the contracts will not be prepared by the City's legal department.

Administrative Assistant Report:

The Board discussed the City Administrator's discussion of the CPA funds and that there were two fund the investment account and the local account. Ms. Dennis will be obtaining quarterly reports from both accounts on a regular basis going forward.

Ms. Dennis will also contact the City's IT department about updating the website to include current agendas and minutes.

Annual Meeting:

Chairman, Kenneth Pacheco announced the start of the annual meeting and invited public comments.

Mr. Brian Curt asked about the progress of the Cook Pond project and was advised by Chairman Pacheco that the contract had been signed a week prior and that the work would be finished before winter. Mr. Pacheco indicated that the project would involve a final walk through with the chosen contractor just before work starts so that everyone is on the same page as to the contract expectations.

In response to Mr. Curt's question about the status of the other City projects, Mr. Pacheco responded that the only project that was completed was the Koszuiscko Square project.

Mr. Curt asked if the replacement board members had been approved as there were only eight members present at the annual meeting. He was advised that Mr. Paquette is the new Planning Board designee and Mr. Caminitti is the new Park Board member.

Mr. David Jennings asked about the contract provision which indicates a work completion date of October 1 and noted that they had not yet received funding so work has not been completed.

Mr. Pacheco responded that because there has been a learning curve with the first-round funding, obviously delayed payments would excuse completion pursuant to the dates set forth in the contract.

Ms. Dennis indicated that two checks had been issued to the Lafayette/Durfee House and had to be returned by them. She indicated that these errors had been corrected and no further erroneous checks had been issued.

Ms. Joanne Sbrega indicated that the HVAC system at the old Superior Court is nearing completion. She did indicate that there was considerable delay in receiving the checks after submission of the receipts.

Mr. Pacheco responded that one of the problems was that these payments corresponded with the end of the fiscal year and that in the future these payments could be expedited if this period were avoided.

Alan Amaral thanked the Committee for recommending funding for the Columbus Park project and asked if his new application could reference the previously submitted materials which included an extensive architectural booklet.

Board member, Alan Rumsey, expressed concern that since there were two new board members the applicants should resubmit any materials with each new request.

Paul Machado suggested that the applicant could incorporate the previously submitted materials by reference.

Jason Caminiti indicated that so long as the prior materials were referenced he could take it upon himself to familiarize himself with them.

Antone Dias noted that he could ask Starck architects for a pdf copy.

Paul Machado said that he could loan his copies to the new members.

Ms. Kathy Castro explained that the Little Theater had withdrawn their application because they were concerned about the deed restriction.

Paul Machado indicated that this was a statutory requirement and that if any CPA funds were received then all future work would need to comply with the Secretary of the Interior's requirements. While, generally, the historic deed restriction does not

necessarily involve the interior it could, for example in the case of the Mann auditorium.

Next Meeting Agenda:

The next meeting will be held on Monday, September 12, 2016. In addition to the standard items the agenda will include discussions of the contracts, historic and other deed restrictions and how those will be handled in the future, potential amendments to the applications for eligibility and funding and the schedule of the hearings on eligibility, an update on the City website and a report on the progress of the various projects.

Adjournment:

A motion was made by Antone Dias, seconded by Alan Rumsey and unanimously approved to adjourn at 6:55 PM.

By: Paul J. Machado
Clerk
Community Preservation Committee
August 17, 2016