

Community Preservation Committee

Minutes: January 11, 2016

City Hall City Council Hearing Room

**Members Present:**

Alan Rumsey, Mario Lucciola, Paul Machado, James Souza, Antone Dias, John Brandt, Matthew Burke, Kenneth Pacheco

**Members Absent:**

Holly Bronhard

**Open Meeting Law Notice:** Chairman Kenneth Pacheco read the Open-Meeting Law Notice

**Minutes:**

A motion was made by Matthew Burke to accept the minutes of the December 7, 2015 meeting. That motion was seconded by Mario Lucciola.

Result: Unanimously approved

**King Phillip Mill Project:**

Paul Machado indicated that he had requested that this matter be placed on the agenda so that the Board could learn from this first funding year project. He indicated that the Committee considered the funding of this project at its May 18, 2015 hearing. All Board members, except Mario Lucciola, had been in attendance.

When the project was discussed during this meeting the requested funds were divided into two parts, \$69,000 for a feasibility study and \$30,000 for emergency smokestack repairs. The Community Preservation Committee voted unanimously to fund this project in two parts.

In a recent article it was reported that the City had paid for a structural study of the smokestack by means of CPA funding. Paul Machado noted that discussion at the hearing was for structural repairs, the report submitted to and approved by the City Council was for structural repairs and the contract also specifies structural repairs.

Matthew Burke asked who changed the contract.

Antone Dias said that the proposal included further assessments.

Paul Machado proposed a motion, that the City Engineer and the Building Inspector receive notice of the projects so that they can provide additional input as to the viability of an application. That motion was seconded by John Brandt.

Prior to the vote there was further discussion on this, Chairman Kenneth Pacheco noting that they should receive notice of all projects because they may have input on a park fence, for example.

The motion was amended to provide notice to the Building Inspector and City Engineer of all projects.

There were seven votes in favor and one vote in opposition to this motion. Motion approved.

Board member Alan Rumsey indicated that there should be an impossibility of fact clause added to the contract, which would indicate that if such a situation occurs, the proper procedure would be a rehearing before the Community Preservation Committee, for it to consider this newly discovered information and then make a new recommendation to the City Council.

#### **Old Fall River Police Station:**

Chairman Kenneth Pacheco produced a letter from City Administrator Cathy Ann Viveiros concerning a funding request for emergency roof repairs for the old Fall River Police Station. Chairman Pacheco noted that there is considerable interest in the community to save this historic structure. He noted that the building is leaking water and the structural

problems are increasing, so that, the cost of saving the building is increasing.

Matthew Burke indicated that when the last RFP was published the building was listed for \$75,000 and wondered if there was an intent to increase that requested amount to \$275,000 to recover repair costs incurred by the City.

Chairman Pacheco responded that the City current intent was to secure the building from further deterioration. Board member Mario Lucciola questioned whether the building was otherwise structurally sound and Antone Dias noted that it was a brownfield site.

Alan Rumsey indicated that more detailed information would be needed for the CPC to make an informed decision. Paul Machado suggested that the Board should notify the City Administrator that an application for funding should be submitted, which should include a sufficient description as to why this project would qualify as an emergency application. The Board approved this notification to the City Administrator.

**Westall School:**

Chairman Kenneth Pacheco indicated that the request for funds for emergency repairs at the Westall School was being withdrawn.

**CPA Sign Update:**

CPA Administrator Sandy Dennis invited Linda Baker of Baker Signs to provide further information about the proposed signs. While the Board had selected the wood-core Lustreboard at the prior meeting, Ms. Baker indicated that that material could be prone to water damage. She suggested Alupanel, an aluminum and plastic composite, that would be more weather resistant, lighter and cheaper.

Ms. Baker also provided a sample sign which they had worked up. She suggested that the originally proposed sign would not be readable from a distance because the colors and fonts were "too much going on" for a sign.

Mario Lucciola asked how many of the large signs we would need since they would be appropriate for a park project but probably not for smaller projects. He indicated that the signs would have the greatest impact if posted on corners.

A Motion was made by Paul Machado and seconded by Antone Dias to use the 6mm Alupanel material for the signs.

That motion was unanimously approved.

As to the sign composition, Alan Rumsey proposed that the two center panels of the prototype proposed by Ms. Baker, be the prototype. That design would have the wording at top "CPA Funds at Work" etc., with a block of color photos below.

Mr. Rumsey's motion was seconded by Matthew Burke and unanimously approved.

The Board agreed to purchase four 4' by 8' signs and four 2' by 4' signs.

James Souza indicated that there should be outdoor recreation and open space photographs in addition to historic preservation photographs. Antone Dias volunteered to submit the photographs for the current signs. Ms. Baker also indicated that in the future different photographs, perhaps of completed projects, could be incorporated in future signs.

#### **Administrative Assistant Report:**

Sandy Dennis indicated that the bank statement would be available next week and that she would forward it to the Board.

She reported that she has been collecting invoices from various projects, the Fire Museum, the Abbey Grill and Lafayette Durfee House. She noted that the other projects have not yet started.

Ms. Dennis discussed that she had contacted other communities as to the procedures followed and that while there is some variation most communities follow a reimbursement system.

#### **Final Report and Hearing Process:**

Chairman Pacheco suggested that although the Board is not required to submit its recommendations until the end of May, it would be better to submit it earlier before the busy general budget season. The Board agreed that the Final Report would be submitted by May 1.

The following hearing dates were scheduled:

February 2, 2016 Fall River Police Station emergency application and submitted projects one through eight.

February 22, 2016 Projects nine through seventeen.

March 14, 2016 Projects eighteen through twenty-six.

March 21, 2016 Projects twenty-seven through thirty-six.

April 11, 2016 Further discussion of projects.

April 25, 2016 Final discussion and voting.

Matthew Burke moved that the Board notify the applicants, City Engineer, Building Inspector and City Administrator of this schedule. The Motion was seconded by Alan Rumsey and unanimously approved.

**Adjourn:**

James Souza moved that the meeting be adjourned. That motion was seconded by John Brandt.

Result: Unanimously approved to adjourn at 7:40.

Paul J. Machado  
Clerk,  
Community Preservation Committee  
January 14, 2016