

**COMMUNITY PRESERVATION COMMITTEE
MINUTES: MARCH 22, 2017
CITY COUNCIL HEARING ROOM**

OPEN MEETING LAW

Chairman, Kenneth Pacheco, read the Open Meeting Law Advisement

CALL TO ORDER/ROLL CALL

MEMBERS PRESENT

Antone Dias, Keith Paquette, John Brandt, James Souza/Vice-Chair, Jason Caminiti, Kenneth Pacheco/Chair

MEMBERS ABSENT

David Underhill, Kristen Cantara Oliveira

MINUTES

A motion was made by Jason Caminiti to accept the minutes of the March 8, 2017 meeting. That motion was seconded by John Brandt

Result: Unanimously approved

FUNDING HEARINGS PROJECTS 20 THROUGH 27

First item on agenda cook pond stone wall. No one was in attendance.

Kenneth Pacheco, Chair asked the committee if it would be ok to go to the agenda items of who is in attendance first. See who is here then go back

All in favor, no objections

Kennedy Park Benches, South Main Street

Melanie Leite St. Ann Neighborhood Association - In attendance

Application is to replace benches.

Gave an update: Went before Historical Commission to present the bench options. They approved two bench designs; Central Park Settee and World Fair

Went before the Park Board. They decided several year ago to use one bench design for all benches

They were more put off by wood Historical Commission was ok with recycle plastic.

MA Historic Commission did approve the current bench design in Kennedy Park. This was prior to the local Historical Commission

Much more discussion took place regarding the style and material of benches in addition to the safety of certain bench designs.

Also, much discussion took place regarding who has the final decision on which bench would go in Kennedy Park. Local Historical Commission over sees and decides what would go in the park. Park Board has final say of what is installed and they can vote not to accept the grant and won't install.

The neighborhood association does not have a preference as to what bench design goes in the park.

We have two boards with two different opinions. Only one board will allow bench to be installed.

Jason Caminiti suggested this item be put on the Park Board agenda and that he would ask to have it put on.

Tony Dias referenced Jim Souza that he might want to submit this situation to Stuart

A decision will not be made tonight. Will start deliberations next month. Documents need to be in place and ready to go to Council in May. Will buy a little time. Still have an opportunity to clear up that would be the best thing.

(refer to <http://vod.frgtv.us/video/209890032> for specific details)

Ken Pacheco, chair would like to make a motion to move item F next, Tony Dias made motion Jim Souza 2nd motion. All in favor, yes
Next item School Administration 417 Rock St

School Dept. Administration Bldg., 417 Rock Street

Superintendent Dr. Malone - In attendance

Dr. Malone talked about the historical significance of the building on Rock Street, and it being a signature facility for community and city.

Presented the condition of the roof in detail and the damage it is causing to the building, especially the 3rd floor. He explained that, at this point, it is beyond their control and they have done all they can do to fix it. He also explained that the water is now coming through to the extent that intricate plaster work of the wall has been damaged.

Dr. Malone went on to talk about the two parts of the project funding with specific details for the handicap ramp accessibility.

The first part is the roof part which is in substantial structural need.

The second part is making the building more accessible to the public.

Total request of ask for project is 250k our request is 220K. School Dept. School Dept. will provide 30K of own in-kind. Dr. Malone talked about the in-kind projects the School Dept. would be responsible for.

This project is solely for Preservation of bldg.

Questions and answers from the committee addressing the main entrance where the new door would go. Other questions raised and answered were prevailing wage and the RFP process and having representation from the Community Preservation Committee on the committee for the selection process.

Ken Pacheco suggested the committee try and get back up in some kind of order

First on is Cook Pond Wall

Cook Pond Stone Wall

Brian Curt - In Attendance

Mr. Curt presented diagrams related to the project along with updates.

Project is to repair stone wall on Dwelly Street side of Cook Pond

Lot of masonry missing.

None of this project is part of previously authorized in first phase funding.

Questions on status of previous funding project. Sandy has been working with Chris Gallagher. Will get an update for a future meeting.

Water side pretty in-tact. Armory side in disrepair.

Lots of conversation related to the brush, trees and a walk way area with protection for the wall in addition to the breakdown of funding.

Present wall from getting worse and coming down

Open Space Cook Pond

Brian Curt - In Attendance

Voluntarily withdrawing this project.

Brian Curt Sent letter to Sandy Dennis which he read to the committee (placed in file) voluntarily withdrawing this project.

The reason for the voluntary withdrawal was decided upon after a conversation Brian Curt had with Cathy Ann Viveiros, City Administrator regarding the changing of the deed on the King Phillip Mill to include this piece of land

If it does not happen Brian stated he will be here next year.

Mann Murals

Joyce Rodrigues - In attendance

Ms. Rodrigues asked the committee if they had any questions from the February 1, 2017 package.

I have no further information, it was as comprehensive.

Couple of comments:

Aerial Equipment - American Aerial does Provide training sessions for city staff

Other questions to Mr. Pacheco were concerning input on particular companies they have dealt with regarding this particular. There was discussion on this topic.

Discussion on location of the mural.

Discussion on Conservator for the project. Ms. Rodrigues provided a list noting one in particular with more experience that did work at the Fall River Public Library and is recognized in his field.

Mr. Pacheco noted that the School Committee is 100% behind this project.

Ms. Rodrigues made mention that the architects would like to get into the building. Mr. Pacheco said a possible date of April 4, 2017 was set to view the mural but would notify Ms. Rodrigues with a confirmation.

Ms. Rodrigues brought up the concern of water coming in. There was discussion regarding this situation which lead to the time frame of this project start and end date from committee member Jason Caminiti. Mr. Pacheco suggested a July date for the funds to be available and didn't see a problem with a September date for completion.

Mt. Hope Bay Bike Path

Al Lima - In attendance

Mr. Lima began with a diagram and a history of where we are with bike path progress which included connections throughout the city, and beyond city boundaries.

Al proceeded, through diagram and presentation, to present the funding project, Mouth hope greenway.

Mr. Lima explained, in detail, the pathway destinations and the reasons that this is a credible project.

1. This is a rail to trail project not just bike path. It has rail attached to it.
2. It has right of way access for industries who want to locate along the water.
3. The beautiful views, especially to west sunsets. Tiverton has become interested and seems like they might be interested in starting their project sooner.
4. South end does not have much in recreational resources. City developed South Park then recreation stopped. They did not keep up with adding recreational resources. This project could continue with the connection to Cook Pond, Leachtree Pond and South Watuppa Pond with the Quequechan River Trail.
5. There is a lot of history along this trail

Lastly, and one of the best reasons is it is FREE to the city. There was discussion on the funding through CPA, TIP Program, and Bonding and time frames.

Chris Gallagher, Buildings and Grounds asked if this project went through lower Kennedy Park. There was a response of yes. Mr. Gallagher then proceeded to ask if there could be a public meeting with input from the various committees/boards (CPA, HC, PB) and City. It was determined that this would be a good idea. Mr. Gallagher will proceed with sending a letter to the Park Board asking to schedule a meeting and letters inviting other committees.

Little Theatre, 340 Prospect Street

No one in attendance

No fund application from Little Theatre

Next item Safe Haven

Safe Haven Sober House, 175 Tuttle Street

No one in attendance
Pushed this off from last meeting same reason
Board discussion - I don't have any questions at the moment.
No questions
Move On

3rd Street School, 384 3rd Street

Jim Soule, Tom Grant/Curator, Richard Messier/Financial Officer - In attendance
Mr. Soule, President of Preservation Society presented along with Curator, Tom Grant and Financial Officer
Mr. Soule indicated he has presented it project a few times before the committee and hopefully everyone was familiar with it. He then proceeded to talk about the historic value and a history of how the building is being used and the benefit to the neighborhood and community. Mr. Soule also talked about how much work has already been done to the building in addition to the building being in national register of historic district. There was a question asked by committee member Jim Souza related to the different invoices. There was discussion and clarification from Mr. Soule.
Mr. Grant spoke about what this group does for the people in the neighborhood and community and how the people they serve are pitching in to help with keeping the area clean and the level of respect they have for those running 3rd Street School.
Question was raised about the windows and if they needed updating and if so would they have to be updated to historical standards.

River to Recovery, 140 Ace Street

Rena Brown and Kevin Doyle in attendance
Rena Brown stated that they supplemented their original request and made some changes
Apologized for not making last meeting due to notification. She said all mail should go to the PO Box and not Ace Street. Ace Street is just the location.
Rena gave a history of the organization and talked about the programs. Made a point in letting the committee know that they are not a clinic, they do not dispose meds.
Since they last presented they have received funding from South Coast Hospital and services from Youth Build. They have signed a 4-year lease for \$400/month. Both Rena and Kevin indicated that the landlord was aware of the deed restriction and was ok with it and it was written into the lease.
The request for funding is for roof and elevator
There was much discussion regarding the elevator.
Tony Dias expressed some concern with the roof estimate and thought it was ½ of what the cost should be. There was discussion between the committee and the applicants.
The applicants, Rena and Kevin will get back to the committee with estimates for the roof and a copy of the lease agreement.

Next item Fall River Historical Society

Fall River Historical Society, 451 Rock Street

Michael Martins was unable to attend due to previously scheduled commitments and a death in family. The committee had no questions pertaining to the project and complimented Michael on always having things in order. No need to reschedule

Covered Items A-k

Item 5 Funding request

Funding request after eligibility deadline - Veteran Center/755 Pine Street, Replace existing windows

Mr. Gallagher - In attendance

At "Item 5 funding request" the heading below that "Funding request after eligibility deadline" should replace that.

Below that

Asked for roofing from last meeting since then trying to get full windows, masonry, design work, contingencies.

A lengthy discussion on windows that covered:

Condition, Architect pricing, went through all the proposals & pricing,

Mr. Gallagher's Dept. has already paid for asbestos, masonry and will do handicap ramp in front of building

Quite a bit of discussion back and forth on windows with the committee and Mr. Gallagher.

In addition, there was quite a bit of discussion from the committee regarding the emergency status of this project and many issues were raised. After much discussion, the committee came to the following resolution that Mr. Gallagher will get a letter from one of the following departments, Fire, Health and/or Building with their findings of what needs to be done over the next 6 weeks and presented to the committee at a future meeting for discussion. A motion was made by Jim Souza and 2nd by Tony Dias.

Ken Pacheco added after this discussion we talk about next months planned meetings.

The committee will have an opportunity, along with this motion, to talk about this project.

Will present project to council month of May to avoid budget hearings

This process will move quickly. We can move this project where we want to move it.

Any further discussion. Hearing none all in favor. Yes, unanimously.

FUNDING REQUEST AFTER ELIGIBILITY DEADLINE - VETAN CENTER, 755 PINE STREET, FALL RIVER, MA - REPLACE EXISTING WINDOWS

Ken Pacheco Next item is next months' agenda

Before we discuss, Tony Dias received a letter from Richard Cab in support of the 3rd Street School project.

Sandy Dennis will place copy in file.

Agenda Items

Deliberation Process

Discussions will be lengthy. Will not accept or ask for public input. The committee will deliberate amongst themselves and work on the spreadsheet. Tony Dias will send out the spreadsheet and use it as a guide

Ken Pacheco would like to do through Sandy, get financial on where the committee stands with available funding amount

Committee would like a breakdown of categories and how much in each category

Housing will have 3 years' worth of funding

A total of 28 projects including the Pine Street/Veteran's Center

There were several that did not provide a funding application:

Quequechan Club - no fund app

Historic Property Inventory - Withdrew

People Inc. - Withdrew

Open Space/Cook Pond - Withdrew

Little Theatre - no fund app

23 total - break down to 2 meetings

out to 1 - 12 eligible projects

1st add finance on agenda not 2nd

Adding Pine Street/Veteran's Center to 2nd round of deliberations

Approved Maritime Museum (formerly Marine Museum) for ER. They came for additional funding that was approved.

Tony Dias asked if the April 11, 2017 agenda could include preservation restriction discussion. Historical Commission wants to be involved in the writing.

Jim Souza will bring information from his conversation with Stuart

NEXT MEETING AGENDA

Next meetings to be scheduled:

Thursday, April 6, 2017, 6:00pm

Tuesday, April 11, 2017, 6:00pm

Sandy Dennis will go to the City Clerk to reserve the City Council Hearing Room. If the CC Hearing room is not available Sandy will reserve the cafeteria at City Hall through Chris Gallagher

ADJOURN

Motion was made by Tony Dias to adjourn meeting 2nd by John Brand

All in. Yes, unanimously

NOTE

For further details on meeting items, refer to Fall River Government TV On Demand Pod Cast

<http://vod.frgtv.us/video/209890032>