

CCOMMUNITY PRESERVATION COMMITTEE

MINUTES: May 1, 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, Kenneth Pacheco/Chair, Kristen Cantara Oliveira, Jason Caminiti,

MEMBERS ABSENT

David Underhill

MINUTES

Minutes of April 11, 2017

A Motion was made by James Souza to accept the minutes of the April 11, 2017 meeting. That motion was seconded by Kristen Cantara Oliveira

Vote

Yes: Unanimous

Motion passes

BANK STREET ARMORY

Additional funding for roof repairs

Chris Gallagher referred to packet of information

Asking for \$57,932.00. Did analysis of break-down of cost

Tony Dias: Last time asked to get architect - since then hired an architect that got down to what we believe additional expenses would be.

Ken Pacheco: Clarification on funding amounts.

Ken Pacheco: Original award was \$283,000.00 plus \$57,932.00 plus \$160,000.00? Chris Gallagher: No

Ken Pacheco: Of which is \$57,932.00 is being asked for? Chris: Yes

Chris Gallagher: Without architect this is best we can do without going out to bid.

Tony Dias asked if we are pretty sure the building inspector will open to be occupied?

Chris Gallaher: not sure may want to see code upgrades

Further discussion related to repairs and future expenses. (refer to tape)

Tony Dias feels a lot more comfortable with the are getting numbers

Are we going to add replace line 31 with \$57,932.00

Tony Dias: Yes

DELIBERATION - ELEIGIBLE PROJECTS

Safe Haven Structured Sober Living

Tony Dias spoke on project as well as the history of circumstances that brought this to the committee for We didn't discuss it so it is on agenda for this meeting

Ken Pacheco: Would have liked to hear from the representatives from the project

No one in attendance from project

James Souza: Application is quite vague on proposal

Tony Dias: Referred to packet.

Tony Dias: Discussed the line item costs of this project

Sandy Dennis went to make copies of project for committee members.

James Souza: Do we want to Discuss anymore

Ken Pacheco: Move ahead

Tony Dias: Motion to table or wait until everyone gets copy

Ken Pacheco: Go around it for now

TIER VOTING

Ken Pacheco - Tony Dias will do explanation of tier voting

Tony Dias explained the number order of funding priorities, #1 highest #2 medium #3 not crazy about, etc.

Tony Dias discussed the tier voting (refer to tape)

There was discussion on the funding amounts and if emergency projects were already subtracted from this funding amount.

Ken Pacheco: We will go in order of project, and will take individual votes on what we want to fund

Lafayette Durfee House-\$224,000.00

Motion was made by James Souza to fund the Lafayette Durfee House project at \$224,000.00

Motion seconded by Jason Caminiti

Tony Dias had a question regarding preliminary go around and if the committee can vote on it

Ken Pacheco explained that this body can't approve City Council is the approving body

Is everyone comfortable voting on the 1st go through

Vote

Yes: Unanimous

Motion passes

Sanborn Maps-\$19,390.00

Motion made by Jason Caminiti to fund \$19,390.00 for Sanborn Map restoration

2nd by James Souza

Vote

Yes: Keith Paquette, John Brandt, James Souza, Kenneth Pacheco, Kristen Cantara Oliveira, Jason Caminiti, I'm not on board but a member and did file

Abstained: Tony Dias

Motion passes

Dr. Fiske House-\$150,000.00

James Souza: Submitted conflict of interest to Preservation Society

Kristen Cantara Oliveira also submitted conflict of interest to Historic Commission

Jason Caminiti's wife is on board of Preservation Society and he is a member of the Preservation Society.

Submitted conflict of interest to Park Board.

Tony Dias made a motion to fund \$150,000.00 for Dr. Fiske House

2nd by John Brandt

Vote

Yes: Unanimous

Motion passes

Historical Society-\$52,700.00

Jason Caminiti: Did fill out Conflict of Interest paper work and gave it to Park Board. However, not in time for vote, will abstain from this vote.

James Souza made a motion to fund \$52,700.00

Motion 2nd by Kristen Cantara Oliveira

Vote

Yes: Antone Dias, Keith Paquette, John Brandt, James Souza/Vice-Chair, Kenneth Pacheco/Chair, Kristen Cantara Oliveira,

Abstained: Jason Caminiti

Motion passes

Tony Dias asked to skip to #11 3rd Street School- \$74,000.00

Motion was made by John Brant to skip to #11, 3rd Street School

2nd by Keith Paquette

Vote

Yes: Unanimous

Motion passes

Anawan No. 6 (Fire Museum)-\$153,772.00

Motion made by Tony Dias to fund Anawan No. 6 (Fire Museum) for \$153,772.00

2nd by John Brandt

Vote

Yes: Unanimous

Motion passes

Second District Court (Fall River Re-Creation building)-\$158,000.00

Motion James Souza to fund Second District Court for \$158,000.00

2nd by Keith Paquette

Ken Pacheco just wanted to clarify that this was the building for Fall River Re-Creation

Vote

Yes: Unanimous

Motion passes

Tony Dias: As of now we have funded \$97,8492.00

We have \$80,8246.00 available

Feasibility Study to path development-\$240,000.00

James Souza: We only have 3 in open in South end and feels it is an important project in funding phase for feasibility study. I'm in full support. There are only 3 open space projects. Most others

Tony Dias: \$ 240,000.00 could fund 4-5 in other categories.

James Souza: need to start somewhere and it won't go anywhere if this doesn't get done. It is important to diversify in other categories. Study needs to be done for project to move forward.

Kristen Cantara Oliveira: Feels the committee needs to consider how many people will be affected and be able to use it. Also the health benefits of this project. This project will reach each a lot more people

Discussion went back and forth on pro's and con's (refer to tape)

Jason Caminiti: brought up bonding and asked if boding was discussed

Ken Pacheco: Indicated that bonding is always a possibility.

The committee could take same kind of vote and ask City Council to approve bond for the value.

Bond could be 30 year, 10 year, etc.

Tony Dias: made a reference that every year we have CPA it comes up

James Souza: asked if could be 50K for 5 years?

Discussion continued on bond option and number of years

Tony Dias made motion fund this amount for 20 a year bond

Motion 2nd by Jason Caminiti

Vote

Yes: Tony Dias, Jason Caminiti

No: Keith Paquette, John Brandt, James Souza/Vice-Chair, Kenneth Pacheco/Chair, Kristen Cantara Oliveira, Jason Caminiti,

Motion will not pass

James Souza likes 10-year bond

Ken Pacheco: Only issue would be if CPA gets voted out in 3 years the city is obligated to pay balance. Not sure how far to stretch out the bonding and feels the council would feel comfortable with 5 year. Stated, we have to decide how we want to spend money

Tony Dias made a motion for a 10-year bond

2nd none

James Souza made a motion for a 5-year bond

2nd by Kristen Cantara Oliveira

Vote

Yes: Unanimous

Put 60k aside to not spend

Veteran's Center/Pine Street-\$130,000.00

Motion made by Jason Caminiti to fund Veteran's Center/Pine Street for \$130,000.00

2nd by Keith Paquette

Discussion: Committee members discussed their approval and non-approval of this project (refer to tape)

This is just roof

Motion made by Jason Caminiti to fund Veteran's Center/Pine street for \$130,000.00

2nd by Keith Paquette

Vote:

Yes: Ken Pacheco, Kristen Cantara Oliveira, Keith Paquette, Jason Caminiti

No: Jim Souza, Tony Dias, John Brandt

Motion Passes

\$61,8246 left

Next # is 10

Sandy Dennis asked for clarification on emergency projects

Tony Yes, Includes emergencies

Fall River School Administration Building-\$220

Tony Dias made a motion to fund the Fall River School Administration Building for \$220,000.00

Motion was 2nd by James Souza

Vote

Yes: Unanimous

Motion passes

Columbus Park-\$144,312.00 phase 3

James Souza made a motion to fund he playground this year for \$112,312.00. Each year we've given them funding and it's nice to see the project continue. They can come back next year for the fence.

There was discussion from the committee regarding the condition of the fence and its disrepair.

Other part is fence 112312.10 for playground. Removes 32k for fencing

Keith suggested the whole project and he would support it.

Tony Dias supports the fence

2nd, None

Motion fails

Jason Caminiti made a motion to fund the whole project at \$144,312.00

2nd by John Brandt

Vote

Yes: Keith Paquette, John Brandt, Kenneth Pacheco Kristen Cantara Oliveira, Jason Caminiti,

No: Tony Dias, James Souza

Motion passes

Tony made a motion to take item out of order-South Watuppa Park

2nd Jason Caminiti

Vote

Yes: Unanimous

Jason Caminiti like to ask to take the Mann Murals out of order it's a small amount of money.

2nd James Souza

Vote

Yes: Unanimous

\$244,934.00 left

Bank Street/Elks Building 158,742.00

James Souza: I love building and location. Only problem is it is privately owned and no work has been done outside over many years.

Lots of discussion (refer to tape)

John Brandt explained work that has been done with the bldg. and the window that have been replaced

There was question to what the public benefit would be

Tony Dias likes it for the preservation restriction.

Jason Caminiti pointed out the business purpose and all that goes into running a business and making the inside look good for the purpose of rental.

James Souza commented that the building is al rented.

James Souza asked for a Breakdown of project funding

50K 3rd floor 10 windows

78K South, Southwest store front 15 doors

\$17,200 pressed metal corners

14K Main Street entrance

Jason Caminiti asked if we could fund for windows. He would have to work on storefronts

John Brandt commented that the windows are being done.

James Souza asked if the windows were historically accurate and suggested that the committee find one thing.

Tony Dias made a motion to fund 10 windows at 50K

More discussion

Kristen Cantara Oliveira feels comfortable funding partial than full amount

Tony Dias made a motion to fund 50K for 10 3rd floor windows

2nd by Jason Caminiti

Vote

Yes: Antone Dias, John Brandt, Kenneth Pacheco, Kristen Cantara Oliveira, Jason Caminiti,

No: James Souza, Keith Paquette

Motion passes

\$194,881.00 left

Children's Museum-65K

Motion made by James Souza to fund Children's Museum for \$65,000.00

2nd by John Brandt

Vote

Yes: Keith Paquette, John Brandt, James Souza, Kenneth Pacheco, Kristen Cantara Oliveira, Jason Caminiti,

No: Tony Dias

Motion passes

Cook Pond Stone Wall-\$83,600.00

Discussion on pro's con's

Motion made by James Souza to fund Cook Pond Stone Wall for \$83,600.00

2nd by John Brandt

Vote

Yes: Keith Paquette, John Brandt, James Souza, Kenneth Pacheco, Kristen Cantara Oliveira, Jason Caminiti,

No: Tony Dias

Motion passes

Did we approve bank street or does it qualifies as emergency?

Did not approve

\$129,881 left

Discussion on available funding

With available funding, it is either Cook Pond or Bank Street Armory

Ken Pacheco: City has put money in veterans if we give them funding they would have to come up with balance they don't have to accept it.

Jason Caminiti had questions about the time frame of Cook Pond completion

Ken Pacheco: It shouldn't take too long.

James Souza: Looking at funding proposal for stone wall \$85,600.00 asking for \$83,600.00, 2K less than funding do they think estimates could be more?

Ken Pacheco: The 2K taken off was to do other things? Curt confirmed with a yes.

James Souza asked if they could go back to Columbus Park and do one part of the project

Jason Caminiti commented that is would knock down the amount

James Souza commented that he only voted against it because he only wanted to fund one part.

Discussion on Columbus Park and what is more import playground or fence.

Kristen Cantara Oliveira feels the playground equipment is fine and functional for this year and feels the fence is more important. They can come back next year for the playground.

Keith Paquette commented that the fence is bad

Discussion regarding reconsidering funding for projects

Tony Dias asked to reconsider study on North Park - in desperate need of work existing study is 15 years old

Ken Pacheco: Stay on topic

Tony Dias said the amount to fund the wall is \$83,600.00

Ken Pacheco: We don't have to go back to do this because a motion was made by Jim Souza

Motion made by James Souza to fund Wall

2nd Keith Paquette

Vote

Yes: Keith Paquette, John Brandt, James Souza, Kenneth Pacheco, Kristen Cantara Oliveira, Jason Caminiti,

No: Tony Dias

Motion Passes

Available \$46,281.00

Tony Dias made Motion to reconsider Columbus Park for \$143,312.00

Jason Caminiti indicated that because Tony Dias was a no vote he could not make the motion.

Motion was made by Kristen Cantara Oliveira to re-visit Columbus Park

2nd by Jason Caminiti

Vote

Yes: Unanimous

Motion passes

Tony Dias said by just funding the fence it would put \$100K back. This could fund Bank Street and North Park Study

Keith Paquette questioned if there would still be funding available for River to Recovery?

New amount is \$32,000.00

Motion was made by Tony Dias to fund Columbus Park fence for

2nd by Kristen Cantara Oliveira

Vote

Yes: Unanimous

Motion passes

Bank Street Armory - \$57,932.00

Tony Dias made a motion to fund Bank Street Armory for \$57,932.00

2nd by James Souza

Vote

Yes: Unanimous

Motion passes

\$100,661.00 left

Jump to North Park Existing Study

Tony Dias made a motion to fund North Park Existing Study for \$45,000.00

2nd by Jason Caminiti

Vote:

Yes: Antone Dias, James Souza, Kenneth Pacheco, Kristen Cantara Oliveira, Jason Caminiti,

No: Keith Paquette, John Brandt

Motion passes

River to Recovery

Motion was made by Keith Paquette to fund River to Recovery for \$42,000.00

Motion seconded by Jason Caminiti

James Souza had questions about roof

Tony Dias updated committee on elevator and roof (refer to tape)

Tony Dias indicated he was in favor of elevator but not roof

Could come back in September for roof

Jason Caminiti commented that being ADA compliant could help with grants

Question about lease. Never received a copy

Jason Caminiti did ask them to come back with estimates and they never came back

Jim Souza also mentioned the group representatives never did get back to the committee with information they requested.

Tony Dias confirmed that there was currently a Motion to fund whole project

Ken Pacheco: There is a motion for \$42,000.00. Wants to remind that on any individual projects we are not fronting money, work has to be done before reimbursement. Not handing over money until work is done to our satisfaction

Vote

Yes: Keith Paquette

No: Antone Dias, John Brandt, James Souza/Vice-Chair, Kenneth Pacheco/Chair, Kristen Cantara Oliveira, Jason Caminiti,

Motion does not pass

Ton Dias made a motion to fund just elevator at \$18,900.00

Ken Pacheco: Motion was made to fund \$18,900.00 for elevator

2nd by Keith Paquette

Vote

Yes: Antone Dias, John Brandt, James Souza/Vice-Chair, Kenneth Pacheco/Chair, Kristen Cantara Oliveira, Jason Caminiti,

No: Keith Paquette

Motion Passes

\$36,761.00 Remaining

Jason Caminiti noted there is not a lot of money left over and feels we should leave some money in fund

32 Projects

6 Not funded

5 withdrew

Fun everything else 100% or partially

Ken Pacheco:

Next piece is to decide when to present to City Council

City Council meetings are May 16, 2017 and May 30, 2017

Ken Pacheco suggests we do May 16, 2017

Request City Council President put on agenda in Finance so they can discuss and possibly vote

Letter & funding to City Council President

Tony Dias said he would take a shot at putting the letter and information together for the city council and in the meantime Sandy Dennis will pull any information she can find that Paul Machado had done in previous year.

We should schedule another meeting just in case there is a glitch

NEXT MEETING & AGEND ITMES DISCUSSION

May 15, 2017, Monday, 6:00pm, City Council Hearing Room

Agenda Items:

- Deed Restrictions Review (5)
- Funding Recommendations - Preparation of draft copy to City Council

Anything further - None

ADJOURN

Motion was made by Tony Dias to adjourn meeting

2nd by Jason Caminiti

Vote

Yes: Unanimous

NOTE

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

<http://vod.frgtv.us/video/212278046>