

**COMMUNITY PRESERVATION COMMITTEE
MEETING MINUTES
March 12, 2019
Government Center Hearing Room**

1. OPEN MEETING LAW

Chairman, James Souza read the Open Meeting Law Advisement.

2. CALL TO ORDER/ROLL CALL

MEMBERS PRESENT: James Souza/Chair, Tony Dias/Vice-Chair, Charles Moniz, Jim Soule, John Brandt, Kristen Cantara-Oliveira, Charles Moniz, Victor Farias

MEMBERS ABSENT: John Francoeur/Clerk, Housing Authority seat not filled.

3. CITIZENS INPUT

None

4. ACCEPTANCE OF PRIOR MEETING MINUTES DATED:

Motion was made by John Brandt to accept the minutes of the February 11, 2019 meeting, motion seconded by Tony Dias. Motion passed unanimously

5. FUNDING HEARINGS

A Motion was made by Tony Dias to move the Vietnam Veteran's Wall project to the top due to a video presentation. Motion seconded by Victor Faria

Motion passed unanimously

Applicants - Ray Hague, Director of Veteran Services, City of Fall River, Jack Sbrega, Education Chair Justin Latini, Fundraising Chair, Rodney Jobson, William Stock Architect

Justin gave an overview why this project is good for the city and how this committee has bought the proprietary rights in Massachusetts and Rhode Island. He also mentioned that there are only 3 other walls, Utah, O, Kentucky

3 other walls. His discussion went on to talk about how this project will tie into being a major waterfront project.

The wall size is approximately 360' long, 8' high, 12" thick of which the panels will be attached on. There are 140 panels.

There are 1200 Massachusetts heroes on the wall, of which 23 are from Fall River.

Jack Sbrega spoke about the educational component of the wall and how the committee has met with Superintendents, Veteran Affairs in MA & RI, Durfee HS students for Civic Engagement and how they have books that the older students can work with the younger students about the history, Salve Regina Business Dept.

There will be a pavilion on site for presentations and events including oral history.

This location was selected because it is central to Boston, Providence, Cape Cod

John Brand had questions regarding the committee's fundraising efforts.

The committee has currently raised \$600,000.00 with a goal of 1.4 million. They are currently looking outside the area

Looking for a November 2020 completion date in time for Veteran's Day.

James Souza had questions about construction costs

The wall is \$300,000.00 and should be in Fall River by June 2019

The group has an architect, William Stark and an engineer on site

Sp costs - being done now \$400,000.00 - \$500,000.00

No contractor has been selected yet. Site will have cameras for security and electricity

James Soule had questions regarding the RFP and this being outside a city project

When the project is complete, it will be turned over to the city however the committee will stay intact

Charles Moniz made a comment to make sure the committee has oversight.

The committee does have a memorandum of understanding with the city

Tony Dias raised the fact that this is a city park and is the City Council required to accept it as a gift

The VWC reassured the CPC that it won't be turned over until it is completely done. They want to make sure all the T's are crossed, and all the I's are dotted.

Ray Hague also mentioned that there is another committee that maintains the monuments in this park, Veteran's War Council.

Kristen had a question about the small museum building in the proposal. Justin corrected that the small museum building is actually the pavilion

Tony Dias made a motion to go back to the order of projects, motion seconded by Victor Farias

Motion passed unanimously

Maritime Museum

Applicants - Elizabeth York/Director of Collections, Steve Park/Dir of Facilities

Elizabeth explained to the committee that their application has changed since the eligibility round and that decision was made due to the feedback of the CPC Committee. Elizabeth went on to talk about the history and importance of maintaining the artifacts. Also discussed was the fact that there was no temperature control in the building and how it gets very cold in winter and extremely hot in the summer and how that affects the artifacts. Elizabeth talked about the different phases of the project.

Tony Dias expressed that he was very happy with this new proposal and had a couple of questions:

Asking for \$76K with the project cost indicating \$683,000. Ms. York explained that the extra was for a 10% contingency.

Mr. Dias commented about Maritime Museum and Battleship being under the same umbrella and has the Battleship contributed any money towards the Maritime Museum. At this point, the questions were referred to Cristoff Shay, at Battleship Cove. Mr. Shay explained that the Maritime Museum was merged with the Battleship two years ago and will be incorporating Maritime Museum into the future fundraising with the Battleship.

Mr. Dias also asked about the \$7,700.00 amount which Ms. York explained was the 10% contingency amount.

Mr. Dias also asked about the elevator project and if it was complete. Steve informed the committee that it is complete and the State Inspectors have been in to inspect it and now they can start working on the 2nd floor and it is now handicap acceptable.

Jim Souza had questions regarding the difference in quotes from the architects. Tony Dias said to throw everything out because they were based on first proposal.

Jim Soule made a comment that the project speaks for itself and it long over due

People Inc.

Applicants: Bill Perkins/Chief Operating Officer, Pete Daly

Bill gave a brief history of the house and the struggles to maintain the home. The house currently has a slate roof and they are looking to replace it. Currently has slate roof and looking to replace with slate roof

Jim Soule indicated that he was surprised they said they would remove the existing slate. It's a great project and I will be supporting it.

Bill Perkins said Martelly Construction did say they would re-use some of the slate but also indicated might be deterioration.

There was conversation regarding the elements of the roof.

Jim Souza asked about the timeline of the project because the proposal indicates 1st weeks of April and that the funding wouldn't be available yet

Bill Perkins said they would have to adjust the timeline.

Jim Souza asked if 100% of the funding would be coming from CPC. Yes

Tony Dias indicated that there was no architect on the project and would have liked to see an architect. Needs to meet Secretary of Interiors Standard. Mr. Dias said he would like to see them come back with an architect on the project.

Is there an intent for an architect? Something to look for. Maybe People Inc. could pay for that and it's not too late for an architect

Jim Souza asked if there an intent to have an architect?

Jim Soule stated that although it is not required, he would love to see an architect and would like to see more work done on this building. Asked if they could provide before deliberations.

Pete Daly said he would work on the architect issue. The time line will be adjusted

Lafayette Durfee House

Applicant-David Jennings

David explained the project/Cellar floor joist as needed

Maintain structure of the building with lally columns

Working with Civitects Architects. Brought on a structural engineer, John Wayne

Has done 2 Inspections so far coming to do a third inspection

Dias - No question. In full support

Souza - under funding it mentioned you reached out to FR chamber with no not reply.

Dave Jennings-It was just a solicitation and they don't offer funding

Asked about the last funding application Mr. Jennings informed the committee that it was 100% complete

Questions came up about funding and Mr. Jennings indicated that he has applied to the Chamber of Commerce and was denied. He also went on to talk about the MCC grants and how they require a match and that there was a seminar and he hasn't had the time to attend due to scheduling conflicts

Freedom Street Police/Fire

Applicant-Sr. Charles Jacob, Gloria Jacob, Jeff Jacob

Jeff handed out before and after pictures of the building to show the committee the amount of work that has already been done to the building.

Sr. Charles went on to tell the committee that ¾ of the building has been re-pointed in addition to 4 apartments that have been completed and 3 more to do. There is still more to do, and they want to keep up the building. External work and masonry need to be done.

Jim Souza-Any estimates for windows.

Anne Keene, Civitects Architect - reached out to window contractor. He specializes in window restorations and mentioned other historic projects he is working on.

Tony Dias informed the Jacob's that they could apply for historic tax credits (state 20%/federal 10%) and gave them the deadlines. He also told them that their architect could help them with this.

Jim Soule compared the Fall River Museum building to this building and how they've done a good job with their project and how this is a good opportunity so save property.

Dr. Fiske House

Applicant-James Soule/President Fall River Preservation Society

Jim indicated he would recuse himself from this project

James Soule indicated he has submitted 2 estimates in this current proposal

Includes heating and HVAC for 4 appts. And windows

Original application indicates 6 windows and contractor pointed out 10 windows in real bad shape

Newer windows from 1910 in worse shape

At the time there was more guessing until the real estimates came in

Mr. Soule told the committee he would need to amend his application

Architect - Saccoccio will be on the project

The whole house has had an assessment paid for by the Preservation Society

8K per unit, 2 units

3rd estimate included engineering, upgraded electrical, gas, carpentry, get rid of piping

Price allowed for upgrades for 20K more than original application. The new funding required would be \$69,000.00. If the project can't get approved with the additional 20K they would scale back the project.

John Brandt commented on what a good job they are doing on the house.

Dias - Have an architect on board would amend to 69K

Historic District Guidelines

Applicant-James Soule/President Fall River Preservation Society, Larry Dykes, Fall River Preservation Society

Requesting 50K

Required by Mass Historical Commission for municipalities with historic districts.

This is not a small book, it's a specific report that needs to be individualized.

Jim talked about the book and it's use to the city and the general public. He talked about what information would be contained in the book and who would be able to access the book and for what purpose

Only one estimate because it is so specialized

Another 6K

Tony Dias showed images of what is expected and talked about the importance of this document for people to follow and get their questions answered

James Souza asked where people could access this document

James Soule stated that it would be publicly accessible on-line. He also mentioned that this is the final steps for the Local Historic District and that this is the first time this committee is asking for money.

Project information

This is a Fall River specific book.

The company working on this project will come to Fall River to work on it.

A 6-month process

Kristen mentioned that this is an important project for the Historical Commission and is a good reference

Jim Souza mentioned the committee's affiliations with other committee's/boards (refer to pod cast)

Tony Dias made a motion to submit this project as an emergency

James Souza said he would abstain

2nd by John Brandt

All yes - 4 vote

Christen No only for ER

John Brandt - have it ready for next funding.

Passed ER Vote

Jim Souza - point of order - do we need a majority of board

Sandy will look into what a majority is.

John Brandt questioned if we need to have vote on agenda?

Previous Vote voided

It was decided that this would be placed on the next agenda for a vote

Tony Dias recommended requesting 50K

Fire Museum

Applicant-Mike LePage/President, Fall River Fire Museum

Mike LePage recognized the Fire Museum board members and thanked them for all their volunteer work.

He went on to say that the application is 2-fold because he was made aware that the committee voted to change the status from private to public and because of this change, it creates a hardship.

Last year's funding amount still not allocated. Contract can't be signed because of the change. Chris Gallagher would have to sign the agreement. Biggest issue is that we will never get project done for this amount. Would require RFP through city.

Jim _who owns building. Mike -City owns building.

James Souza informed Mr. LePage that he and Sandy Dennis met with City Administration and said it needs to be this way. The CPC committee did not have a choice in making this a public project.

Tony Dias indicated that the FR Fire Museum has a lease agreement and it states that the city owns but this group does the restoration work and repairs to the building. It was suggested that the lease agreement be reviewed.

Soule-Administration guided us

Mr. LePage stated that if this project stays as a public project (last year and now) it won't be able to get completed. He said he could re-visit the amount and make an adjustment

James Soule asked that Corporation Council to clarify the lease.

John Brandt mentioned that it isn't unlike the Vietnam Veteran's Wall where they are doing the project and gifting it back to the city. Good point.

A copy of the lease was requested from Mr. LePage

There was more discussion on this matter.

It was requested that this entire project be placed on the next meeting agenda

Mr. LePage spoke in detail about the roof and indicated that it is now approaching an emergency (refer to pod cast)

The committee would like to see an application with both roof options and there would be support as emergency funding.

Jay Catterton spoke about the roof leaking everywhere as well as talking about structural loads

James Soule agrees that this is an emergency and that the committee is behold to the Secretary of Interiors and he will re-visit the standards for this project.

Sandy Dennis will get a copy of the lease agreement from Mr. LePage

6. SIGNS

The committee reviewed the sign design and were all in favor to order 7 new small signs (48" x 48")

7. PRESERVATION CONSULTANT

Jim Soule, John Brandt & Tony Dias of the working group will meet to discuss - Move to next meeting

8. Fall River Public Library/Roof

This project was voted on and recommended to the City Council for emergency funding

The City Council sent it to sub-committee for discussion

It was discussed that this is still an active project in the regular funding round

There was discussion that this project be placed on the next agenda under the funding hearings for deliberations.

ADJOURN:

A motion to adjourn was made by Tony Dias and motion was seconded by John Brandt

The motion passes unanimously. Meeting ended at 7:55PM

Next meeting date is Monday, April 8, 2019, 6:00PM, City Council Hearing Room

For more details of this meeting refer to <http://vod.frgtv.us/video/314046682>

For complete details of the meeting go to <http://vod.frgtv.us/video/323468130>