

COMMUNITY PRESERVATION COMMITTEE MEETING
MINUTES: May 3, 2018
Government Center Hearing Room

1. OPEN MEETING LAW

Chairman, Ken Pacheco read the Open Meeting Law Advisement.

2. CALL TO ORDER/ROLL CALL

Ken Pacheco, Chair, James Souza/Vice-Chair, Antone Dias, John Brandt, Kristen Cantara Oliviera, Charles Moniz, present, Victor Farias, present

MEMBERS ABSENT:

John Francoeur, Clerk

NEW MEMBER

Welcome to new member Victor Farias

3. ACCEPTANCE OF PRIOR MEETING MINUTES DATED:

A. April 5, 2018

A motion was made by James Souza. The Motion was seconded by Victor Farias. Result: The motion passed unanimously.

4. CITIZENS INPUT:

We have the document would like to ask for a motion to table until the next meeting to talk about rules & regulations for that piece. Need to set policy.

A motion was made by James Souza. The Motion was seconded by John Brandt. Result: The motion passed unanimously.

Next item, funds available

Sandy Dennis provided with information

Tony Dias very hard to know what number is

Did not show 60K on bonding for this year.

Would like to see amt left in house category. We never expended all the money only expended 1 project I feel we should have 165,586.00

We approved a different amount

Ken - 90K is the one year

Had question on total amount of Housing available

1.370 with exception of 60K for bonding that is the accurate number

Use 1.3 then take off 60K for bond that is what we have available to spend on this year's projects.

Deliberations for FY19

Score Sheet

Tony Dias went over the Score Sheet

On a couple of folk's applications assumptions needed to be made because there was extra #'s

John Francoeur was one, his #16 # 17 he had 0's. For purpose of everything being filled in Tony put in 1's

Tony explained the voting system:

1, 2 and 3-system. The lower the point the better. When we add up that project with the lower point would be in 1st place

If 3 they go to end. Doesn't mean they are out it is just ranked.

Tonight, is not the final vote, just discussing the projects. After tonight some members might want to change their #'s

One project will come out - Bio Reserve #23

Want to have put away 386k but none of properties are for sale or on market

We would be giving money to water board only for them to put it into an account.

This is not allowed. It must be an actual property for sale

We should vote

A motion was made by Tony Dias that this project is not eligible for CPC funding on Stuart's recommendation (CPC Coalition). The Motion was seconded by John Brandt. Result: The motion passed unanimously.

That is why voting again is important. The numbers are going to change for final recommendation.

PROJECTS

#1 project Lafayette Durfee 186K HP

We have given them funding for 2 years and am pleased with project.

Jim Souza saw project

Coming along and it has been very well done.

They have gone to cooking classes to learn how to cook according to period times. This will be education and a tourist attraction and will allow them to make money on their own.

Feel comfortable with the 186K for next phase

Unanimous

#2 Private Joseph Francis Green 13K HP

Very comfortable with 13K

Pretty basic project

Makes sense when they want to keep it clean and protected

For what the cost is it will look aesthetically pleasing

Comfortable

Unanimous

#3 Central Fire Station HP \$239K

Tony thinks report we've been asking for was well done but missing a whole lot of stuff

The report is on the exterior facade investigation and roof investigation

Wanted to see a full bldg. investigation not just facade & roof

Tony uncomfortable with the number feels it is way too low

Jim felt the same

A lot of conversation going back and forth regarding the amount requested and work that needs to be done

Looking for 3 quotes from 3 contractors

Want work to be done but feels it's under bid

Jim-thought same thing

Tony thinks parfaits need to be fixed

The concern is that the project will get approved and they will have to come back for more money because the original funding amount wasn't enough.

Other issues came up such as modifications to projects once they've been funded, putting a working group together, architect selection process

A call will be made to Stuart (CPC Coalition in Boston) with questions and concerns.

Jim Souza supports funding roof and skylights and putting these two items together \$239K HP

Unanimous

#4 School Department - Window Restoration HP/\$185

Jim-Likes project. Started with roof. I'm com

Ken Pacheco - would add amount of work accomplished will be less than phase 2 & 3 due to a full design and full bldg. assessment

Bids came in 2 weeks ago and no bids

Re- advertising today. Now broken in two projects

Unanimous

#5 Bio Reserve Con acquisition OP/\$830K - 10-year bond

#1 all the land pieces for sale with dollar amounts, ready to go

Tony Dias feels this project is a candidate for bonding.

Jim Souza referenced the master plan and indicated that everywhere in the plan speaks of examples related to this application, saving the bio-reserve.

Tony opposes. He feels it's never going to make it easy to get to. Would like to see it more inviting to the public.

Jim is for bonding this project.

Unanimous

#6 Anawan No. 6 HP \$172,935

Tony likes project. It is moving along. The work that has been done is good

This money will go a long way to finally getting it open to the public.

Jim agrees

John Brandt asked if this money will get the doors open.

Committee called on Mike LePage. He indicated it should open late 2019

Unanimous

#7 Granite Wall lower Kennedy Park-Bradford Ave. Side HP/30K

Jim Souza and Kristen both agree that the wall ins in tough shape.
Are all stones there?
Questions came up regarding original stones.
Chris said the project will be done with original stones
Tony Feels there are more important projects than this project.
Kristen Cantara Oliviera indicated that the disrepair of the wall is a safety issue
Tony not in favor

#8 Little Theatre HP/95,937

Tony really likes this project happy they came through
Jim thinks
Ken -didn't come back with imminent threat. He would have liked to see this letter
Asked to come back with letter from Architect and that never happened
Unanimous

#9 Boat Ramp OS/70K

John Brandt - Still haven't finished other city projects. Before we give them more money would like to see other projects finished.
Tony - Application was done quickly and was done poorly
Charles has questions if it is a public safety ramp. Not a public safety ramp
Kristen feels we should have more public access to the water. Feels a lot of people will benefit from this project.
There was quite a bit of discussion regarding how many people use the and would use the boat ramp
Jim feels North Burial Ground should be finished before this project.
Jim Souza not in favor
Tony Dias not in favor
John Brandt not in favor
Made it to the next round.

#10 Park Building @ Kennedy Park HP 100K

Jim-Not this year
Kristen Cantara Oliviera - Very much in favor but not this year. Feels it needs a study and should be well thought out then just throwing money to it
It was a hasty application. Recommends they come back next year
Tony would like an architect on this project.
John Brandt would like to push it off to next year.
Tony made a motion to not recommend this project to next step
2nd by Jim Souza
Unanimous

#11 Niagara Bike Path OS/45K

Jim likes project
Tony doesn't like ½ the project. The half in the Niagara Neighborhood. Goes through 6 intersections and
Not very difficult for planner & Engineer to sit and come up with a plan
Favor for 45K South Wattuppa part because the other section is just 250 ft from an already existing bike path
Tony Dias made motion to recommend 45K for the South Wattuppa portion of the bike path
Jim Souza 2nd
John Brandt opposes

#12 Maritime Museum HVHC HP/365K

Jim's concern is that they only provided 1 bid. Should have been another bid.
Kristen had an issue with only getting 1 bid
Tony didn't like what they did at children's museum and this will look the same way.
Would like to see an architect/engineer hired to design a system
Tony Dias recommends funding mm for 75K to hire an architect/Engineer
Jim Souza not in favor. Send a letter to start next year. Re-apply
Tony Dias made a motion to fund 75K
2nd - None
Tony Dias made a second motion to not fund this year
Jim Souza 2nd motion
Unanimous

#13 Elks Lodge HP/150K

Tony Dias-Last year we approve to do 10 large arched windows on 3rd floor

Paperwork shows 3 windows

They don't even look like they were touched.

2nd thing provide letter from architect firm indicating they were involve in this project because he fired Ventrone

Not comfort funding because of this

Ken Pacheco-Did everyone receive invoices - yes

There was a lot of discussion about the first-year project and what was funded according to the Agreement.

Although Mr. Hebert has provided quite a bit of previously requested information, the committee is looking for additional information from Mr. Hebert

Calls will be made to Mr. Ventrone regarding the project for clarification on work that was done.

Tony wouldn't feel comfortable. Will say project wasn't completed

Table until next meeting.

There was quite a bit of conversation related to the invoices and project

Tony Dias made motion to not fund

Jim Souza 2nd

In Favor - Tony Dias, Jim Souza, Kristen Cantara Oliviera

Oppose - Ken Pacheco, John Brandt, Chuck Moniz, Victor Farias

John Brandt made motion to table until next meeting to get more information.

Charles Moniz 2nd

In Favor - Ken Pacheco, John Brandt, Chuck Moniz, Victor Faris

Oppose - Tony Dias, Jim Souza, Kristen Cantara Oliviera

Tabled until next meeting. Will need to get more information

Ken Pacheco will call Mr. Ventrone to find out what work is done and isn't done accord to our Agreement only work we agreed to pay for (10 windows)

#14 Eagle Event Center HP/94K

Tony Dias Not in favor of original application. When they changed with a letter from Mike Keane with existing condition report and seeing water and missing windows will identify what is critical it changed my mind.

In favor in funding the 94K of this project

Jim Souza - I've had a lot of conversations with residents happy with funding city and non-profit related projects. A lot of negative on these types of projects. From the feedback I'm getting, people do not wat to fund projects that are privately owned.

Tony Dias - if it is just city and non-prof where is the revenue coming from. Private projects pay taxes.

Conversation went on regarding private vs. city vs non-profit projects

John Brandt - Feels it is a good CPC project. Maybe back out the kitchen portion.

Questions and discussion went on regarding how many estimates and the requirement for only 1 architect.

Conversation continued regarding number of bids for private projects.

Tony is comfortable with this revised application

Kristen's issue is not the feasibility study it's that it wasn't what they applied for originally.

Tony-This is the recommendation we gave them to do and they came back with something new based on our recommendation.

There was confusion related to originally submitted applications vs. changes based on recommendations from the committee during the funding round.

Tony will contact Stuart for clarification in addition to procedure after City Council votes and confirm that private they are able to select one architect

A motion was made by Jim Souza to table this item until the next meeting

John Brandt 2nd the motion

Unanimous

#15 Park Wires

Jim Souza made motion to not fund

Tony Dias 2nd motion

Ken added that the request for money do recall statement no more park grants issue until wires are buried. Cities life blood is grants.

If we want money, we will have to follow the rules.

If city doesn't pick up 250K projects won't get done.

Jim asked Ken what he would recommend

Ken was a number 2 we should be taking care of buildings. Don't know answer to why city isn't doing this type of work on their own.

Ramification haven't been looked at.

Jim Souza withdrew previous motion

Motion was made by Jim Souza to table until we get further information from Chris Gallagher that parks will not get grants unless wires are buried in parks

2nd by Kristen Cantara Oliviera

Opposed Tony Dias

#16 CFC HP 56K

Kristen Cantara Oliviera - This was HP don't think it is Historic Preservation because the porch is not historically accurate.
Jim- bricks needs to be fixed. It is pre-mature
Kris can't support based on what it is right now
Tony-would have loved it they looked at other options.
There was discussion related to the bricks in disrepair and its historic accuracy
John Brandt feels it should be hist accurate
Tony made a motion to fund
If everyone is in favor we don't need a motion

#17 *Academica HP/461K*

Tony more in favor of elevator
Tony make motion to just fund elevator amount of 250K
2nd by Ken Pacheco
3 In favor - Ken Pacheco, Victor Farias, Tony Dias
4 Oppose - Kristen Cantara Oliviera, Jim Souza, John Brandt, Chuck Moniz
Tonight, is to keep project alive, kill it or make recommendations
Mike Keane updated the committee on the progress of the project since he's been retained.
250K keeps the project active until next meeting
Tony Dias made a motion to keep project alive
2nd by Kristen Cantara Oliviera
Unanimous

#18 *Cultural Center Roof HP/481,900*

Ken was on roof. Looks bad with lots of patches. More patches than regular roof left
Building is pristine but is showing signs of water filtration.
Building has historic value. Owners have spent money on the building. Do a lot of service to the community free of charge. Feel it is a worth wild project.
Ask that if we can't fund entire we make effort to put small am for one of smaller roofs and keep active until vote
Tony is in favor of that option or bond
Foyer \$177,300.00
Ball Room \$95,800.00
Kitchen (the worst) \$72,900.00
Two combined would be
Discussion regarding which roofs are priority
Jim - Capeway Roof. Should we just pick one company and no other recommendations
Discussion regarding quotes.
Architect is doing the work pro-bono
Tony made a motion to show one roof at 177,300 and leave it open to decide on which of the three roofs at the next meeting
2nd by Chuck Moniz
Unanimous

Intern

John Francoeur not hear to discuss. Put on next agenda

One other item

#19 *Stanley Street Fire Station HP 165K*

Tony are we going to do emergency funding or include in the funding round
Include in funding round with everyone else
Any discussion
Received letter from Mr. Gallagher to Historic Commission
Why not put a patch and come to another meeting?
John Brandt said they have tried everything and they have cans everywhere
Tony- this is a health issue and they shouldn't be in the building. Unless the bldg. goes in and says it is a safety hazard then it isn't an emergency.
Discussion on the issue of the condition of the building and if it is an emergency worth funding.
Jim agreed with Tony
Ken-what is the board's pleasure, to fund 165K to see another day
John keep 165K table and let it go through the process.
Motion was made by John Brandt to let is see the next round
2nd by Charles Moniz
Opposed - Tony Dias

Next Meeting

Meeting for May 9, 2018, 6:30pm

Tony will be sending the committee a revised Score Sheet

Tabled items:

Eagle

Elks Lodge

Park Wires

Tabled items requiring additional information

Elks Lodge - Need clarification from Architect of work completed and match the work completed to our Funding Agreement

Park Wires - Get a letter from EEOE no PARC Grant with our underground wires.

Over by 300K

Add 600K on top of the 1.2 for the tabled projects

Items needed before next meeting:

Elks clarify from architect work completed from contractor work completed according to funding agreement.

Park Wires - A letter of bulleting from EEOA that wires need to be buried to receive grants

ADJOURN:

A motion to adjourn was made by John Brandt and seconded by Kristen . The motion passes unanimously. Meeting ended at 8:30p.m.

Next meeting date is Wednesday, May 9, 2018, 6:30pm