

Gloucester Community Preservation Committee

Committee Meeting Report for February 21, 2012

Members attending: J.J. Bell, Charles Crowley, Sandy Dahl-Ronan, Bill Dugan, Karen Gallagher, Rob Gulla, Tom O'Keefe, Stacy Randell
Members absent: Scott Smith
Staff: Debbie Laurie, Community Development Staff
Others: Paul McGeary, City Councilor

1. The meeting began just after 6:00 p.m. Mr. Dugan moved to adopt the minutes of the meeting held on January 31, 2012, without amendment; Mr. Crowley seconded, and the committee unanimously approved the motion.
2. Ms. Laurie distributed the chart Status of 2010 Community Preservation Committee Awards.

The following are some of the key points of the discussion on the projects:

- Dogtown/North Gloucester Woods Preservation Planning was complete with a balance of \$2,000. There was a question of whether the balance would be returned to the CPA General Fund or to the Open Space fund. Ms. Gallagher asked Ms. Laurie to check.
- Wostrel Environmental – Adventure Center had submitted a tree list. Ms. Laurie distributed the list amounting to \$4,288. Ms. Laurie reported that Mr. Schoel at Gloucester High School, directing the project, asked if he could spend about \$500 for the services of an arborist during the planting. There was a consensus among the Committee that such a service was within the original scope of the project and that the project could benefit from those services.
- The Central Grammar Apartments project is complete. Ms. Laurie said a CPA sign will be mounted on a pole at the site in the near future.
- Mr. Bell reported on the City Hall Restoration project. He distributed a letter from the architects to the City Purchasing Agent providing a General Bid Review. The letter recommended the acceptance of the low base bid of \$1,893,900.00 from Campbell Construction plus the acceptance of three of the seven proposed Alternates for the project.
The possible loss of part of the entire job of restoration, i.e. only accepting 3 of 7 Alternates, sparked a wide ranging discussion regarding the appropriate expectations for funded projects. The discussion involved some of the history of the budget and funding for the City Hall project in particular. The discussion also covered the possible need to be more specific regarding expectations of the Committee in future grant agreements while balancing the CPC's role both in protecting taxpayer's money as well as facilitating projects to completion. It was suggested that the Committee be mindful of these issues during the review and approval stages for the Round Three projects.
- Ms. Laurie reported that she was awaiting a new budget and timeline for the Universalist Meetinghouse Restoration.
- The four other projects were at or near completion.

3. Mr. McGeary appeared before the Committee to discuss a possible change in the

status of the Round Three application of Friends of Good Harbor, LLC for the purchase of 70, 74 Thatcher Road. He said it has been determined that the City must purchase the land and hold it in the care and custody of the Conservation Commission. The Friends can raise private funds for the acquisition but the City must sign the agreements related to the purchase. He said that he wanted the Committee to know that due to this determination the CPA grant application would not be able to be amended until after the application deadline of March 16, 2012. The Conservation Commission is not expected to approve the amendment prior to March 16. The amendment will add the City to the application. The Committee expressed its appreciation for Mr. McGeary's "heads up" on the matter.

Discussion continued on the status of the applications for Round Three. Ms. Dahl-Ronan reported that she and Ms. Laurie went to the February 20, 2012 meeting of the Gloucester Historical Commission due to the large number of applications under the Historical Preservation category. She said the Commission was familiar with most of the proposed projects. They planned on site visits to the Cape Ann Museum and Maritime Gloucester to familiarize themselves with those two projects.

Ms. Laurie said the proposed project of the North Shore Health Project would have to be amended to have the YMCA as the applicant as they own the building. The project involves improving the accessibility to the North Shore Health Project facility.

4. Ms. Laurie briefed the Committee on the status of the Round Two projects. She said the contract agreements for most of the projects were being drafted and awaiting additional information. Contracts have been executed for the following: Phyllis A. Marine, Magnolia Historical Society, and Essex County Greenbelt.

Ms. Laurie noted that the WPA murals restoration project of the Gloucester Committee for the Arts may change in scope. That Committee is currently drafting a Request for Proposals (RFP) to have the work done. It may happen that not as many murals will be restored with CPA funds as originally thought. It was suggested that the applicant submit their proposed RFP to the Committee when it is drafted.

The Committee members reviewed a memo from Essex County Greenbelt to Ms. Laurie providing an update on the placement of a sign at the newly acquired Thompson Street Gateway property. The memo advised that the CPA sign has not been placed insofar as the Greenbelt is in the process of designing and getting approval for the parking area. It was agreed that the sign be placed at the trailhead after the construction of the parking area.

5. Ms. Dahl-Ronan urged all members to send letters to State legislators in support of the Act to Sustain Community Preservation. She noted a letter submitted by Mr. Dugan and asked him to forward the letter to all members of the Committee.

6. There was a discussion about scheduling the next meetings which would be centered on the presentation and review of Round Three grant applications. There was a consensus of the Committee that the process followed in the last round should be followed again. Mr. Bell suggested that two public hearings be scheduled at which the grant applicants

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would give five minute summaries of their projects. Then site visits would be scheduled for each application. Finally, a meeting would be scheduled for the Committee's discussion on the merits of the proposals.

Meeting dates were set for 6:00 p.m. in the Friend Room of the Library on April 4 and April 17, 2012. The Open Space applicants would be heard on April 4. The Historic Preservation applicants would be heard on April 17. Ms. Dahl-Ronan will reserve the room for those dates.

7. The meeting adjourned around 7:45 p.m. on Mr. Dugan's motion, Mr. Bell's motion second, and the CPC's unanimous consent.

Documents used during the meeting

1. Chart entitled, Status of 2010 Community Preservation Committee Awards
2. GHS Tree List
3. February 13, 2012 letter from McGinley Kaslow & Associates, Inc.
4. Chart entitled, 2012 Eligibility Form Determination Submittals
5. Chart entitled, Status of 2011 Community Preservation Committee Awards
6. February 17, 2012 Memo from David Santomenna to Debbie Laurie