

Community Preservation Committee  
Minutes  
December 15, 2015  
First Floor Meeting Room, City Hall

Members Present: Stacy Randell, Co Chair and Bill Dugan, Co Chair, Charlie Crowley, David Rhineland, Catherine Schlichte, Scott Smith, John Feener and Henry McCarl

Members Absent: Barbara Silberman

Staff Present: Deb Laurie, Senior Project Manager

Guest: Mark Cole, DPW Assistant Director

The meeting was opened by Stacy at 6:05 pm.

Item #1 Approval of the Minutes:

This was tabled to next meeting; minutes were not completed

Item #2 cycle application for Stage fort Park ADA bathroom renovations

Since Mr. Cole was attending the CC meeting, this was delayed and committee moved to the third order of business.

Item #3 Gloucester Committee for the Arts, 2013 WPA Mural project change in scope

Bill explained to the Committee that the vote for the grant was very specific referring to the four particular murals that would be completed which they sited in their application. The City Council Certificate was a bit vague, but he feels that they need to go by their application. Catherine asked again, what was the change in scope. Deb explained that they may not do all of the four WPA murals sited in their application; they want to re-prioritize their work. Discussion regarding the process whether or not they need to go back to City Council and revise their application or re-apply was discussed at length. The outcome was that the Gloucester Committee for the Arts will either need to adhere to their original application and proceed with the four WPA murals, or re-apply in the upcoming round with their revised plans.

The committee moved on with the second order of business. Mark Cole, Assistant DPW Director made the presentation for the project. He explained that the project consisted of the renovation of the restrooms at Stage Fort Park, which everyone is probably familiar with. He explained that the restrooms are long overdue for renovating, including ADA accessibility. He has accomplished improvements at the Wingersheek and Good Harbor Beaches' facilities, but not at Stage Fort Park. He receives in his budget only \$50K to do repairs, upgrades etc. at these sites. He was able to accomplish the other renovations at Wingersheek and Good Harbor by doing them one at a time; men's room one year, ladies room the next, etc. It makes sense at Stage Fort Park to do all at once since they are connected. Also, the City is planning on connecting the facility to the City sewer. They usually pump out the septic before large events, but have had continuing issues with the tank overflowing causing problems at the Park. This can get very costly with overtime to

pump out tank on the weekends and during events. The best part of this project is that 70% of the work will be done by DPW. This is a significant savings to the City because they do not need to go out to bid and pay prevailing wages. His issue is that he only has about \$45K to put towards this project and the total cost is around \$92K.

Bill asked Mr. Cole to explain the budget portion of the application; the funding source numbers don't add up. Mark clarified the numbers for the Committee. Mark also explained that by doing it in house they can accomplish this over the winter and be ready by the spring when the Visitor's Center officially opens. This approach again saves money and time since they don't have to go out to bid, schedule work with different subcontractors, etc.

Discussion continued regarding funding the project. Charlie commented that the City has revenue, but chooses not to fund these types of projects and then looks to CPA for funding. Mark stated that he wouldn't say that the City chooses not to fund these improvements; there are just limited resources and other priorities. He only gets \$50K per year as stated early to upgrade the three sites. He also only gets \$20K to maintain all the other parks, and ballfields within the City. Catherine asked how much does the park generate? Mark states that the park brings in about \$60K per year and the beaches are in the \$600K - \$700K range for a good year.

Charlie also has an issue with this application being sought as an off cycle. The City seems to have knowledge when the CPA has funding. The Committee continued to discuss this and will look at the language within the application to rectify this issue and maybe advertise to other organizations that this is available at times. However, the committee doesn't want to advocate for off-cycle applications, it should only be in extreme circumstances.

After still further discussion of off cycle application procedures and merits and the city's budgetary issues, a motion was made by John Feener stating that the project does qualify as an off cycle application. Hank seconded. Discussion continued and was decided that the project does qualify as an off cycle application due to the critical timing of the project and by definition. All in favor, 5; opposed 3.

John Feener made a second motion to approve the off cycle funding application for ADA restroom improvements at Stage Fort Park for \$50K. Seconded by Hank. Further discussion continued, with the stipulation that the funds will be used for plumbing fixtures, and stall partitions in the M/W rooms, as stated in the application budget sheet, also that the maintenance will be addressed in the future by the city. All in favor 7, 1 opposed.

Charlie wants to insure that by funding this project that the city will commit to maintaining the facility. John states it is stated in their application that DPW will maintain the facility. Mark also states that they will be maintaining the facility.

Committee discussed the off -cycle issues again, and will fine tune the language in the application and do a better job of advertising. Stacey also asked Mark to take the message back the city, that there is a yearly cycle for this funding and they would appreciate that they adhere to it as much as possible.

New Business

1. St. John's Church application and City Council vote was discussed. Stacy stated for the members who were not at the City Council hearing that the feasibility study became an issue with the Council. Deb was asked to get clarification because the Committee mentioned that the Church may have to give the award back if the study came back that the project isn't feasible. This opened up a can of worms with City Council; we are still pursuing legal opinion, but it is still murky ground. The City Council wanted to give them the funds outright without adhering to the Committee's condition. Councilor Cox stating that she was unaware of this condition when presented at B & F, but we indicated that it was covered in the recommendation memo to the Council. Catherine asked if they accepted it with the committee's conditions, and the answer from Stacey was no. They had to fund it and we are seeking legal counsel regarding adding a "claw-back" in the agreement. As soon as Deb gets clarification on the matter, she will share with us because this will come up again.
2. Affordable Housing Trust (AHT) recent vote for the 206 Main Street project, Harbor Village. Stacy wanted to update the Committee on the recent meetings and decisions that have happened within the past few weeks. The original award from the AHT was \$125K, but has since been reduced to \$10K. Stacy feels that this is a mistake and has some people contacting the Mayor regarding her recent decision. Deb explained that the original motion for the \$125K was rescinded by Tom and that the AHT met three times and at its third meeting awarded the project \$10K. This is the bare minimum that they need to move forward with a pre-application with the State. They may fund them more in future, but they have other ideas for housing projects. So this recommendation was sent to the Mayor and will be on the City Council's next meeting in January. It is the same process as the CPA's basically. Deb will keep the Committee informed.
3. The third item under new business was Action's Rental and Mortgage program. Stacy wanted to get the Committee's opinion regarding the project. As you know she opposed the recommendation and spoke against the project at the Public Hearing. She informs the committee that she will be doing more than speaking against the project, that she will be writing letters to the effect that this is a dangerous precedent. She also wants to put something in the paper, but doesn't want to wind up the anti-CPA haters. Discussion continued and the members offered their opinions, but felt that she as an individual has the right to do whatever she needs.
4. New membership to replace Stacy's and Charlie's vacancy in February. Charlie can actually ask to stay since he has only served half a term from filling in, however, he doesn't want to. He will ask the Open Space and Recreational Committee if anyone is interested. Stacy would like everyone to balance out the Committee and recommend a woman to replace her. Scott recommended Courtney Richardson. The committee who knew of Courtney commended her recommendation and Scott will reach out and ask her if she would be interested. Another recommendation was Ellen Preston would also be an excellent candidate given her planning background. Deb will reach out to her. Heidi Wegman was also recommended by Charlie; he will reach out to her also.

CPA Minutes  
Meeting of December 15, 2015  
Page 4

List of Documents at meeting

Off-cycle application for Stage Fort Park ADA restroom improvements.

Motion made by Bill Dugan to adjourn the meeting; was seconded by Stacy. All in favor, yes.  
Meeting adjourned at 7:30 pm.

Next Public Meeting

January 12, 2015

Respectfully submitted  
Deborah Laurie