

Community Preservation Committee
Minutes
September 20, 2017

Members Present: Catherine Schlichte, Co-Chair, John Feener, Hank McCarl, Ellen Preston, and Heidi Wakeman

Absent: Barbara Silberman, Co-Chair, Holly Clay, and Karen Carter

The meeting was called to order by Catherine S., Co-Chair at 5:35 pm.

Item #1 Approval of Minutes

MOTION by Hank M. to accept the minutes of July 18th, seconded by Ellen P., with the board voting unanimously to approve the minutes.

Item #2 Vote to rescind balance on City Hall Exterior Restoration Project

MOTION by Heidi W. to rescind the balance of \$427.53 remaining for the City Hall Restoration project and put it back in the Historic Reserve Preservation fund; seconded by Ellen P. and all in favor, yes. Deb will send memo to Kenny once minutes are approved at next meeting.

Item #3 CAARA change of scope for project

A letter from CAARA, dated August 27, 2017, requesting a change in scope for their siding project. CAARA's painting has been reduced from \$6,000 to \$4,000 and would like to use the available \$2,000 for a rubber roof replacement. After a brief discussion, Heidi W. made a motion to accept the change of scope that CAARA is proposing; seconded Ellen P. and Hank M. abstained. All in favor, yes.

Item #4 Project Updates

Deb gave a brief update of all ongoing projects (see attached list).

Item #5 2017 CPA Round discussion and vote

Catherine S. stated that several projects have already been voted on at our last meeting. There are three projects still pending discussion and vote; Stage Fort Park, Sargent House Museum and the Magnolia Community Center. Discussion began with the Magnolia Library project.

Catherine S. asked Deb L. if we received any estimates for the work. Deb L. indicated that she had not. Several requests had been made to them requesting estimates; even at their presentation in June the Committee requested at least two estimates for the work. After discussion and concerns regarding having no estimates to evaluate, the Committee decided to decline the application.

MOTION: John F. moved to not approve any funds for the Magnolia Community Center due to the lack of an incomplete application and reaching the deadline to make recommendations to the City Council. Ellen P. seconded the motion; all in favor, yes.

Sargent House Museum's Failing Roof and Gutters project was discussed. The Sargent House budget was discussed again and the applicant submitted a total budget for the project of \$181,500 to complete the entire roof. The Committee also discussed the two Project Administrators and the Site Coordinator line item in the budget. The Committee had asked the Board for clarification which still did not clear as to why they would need all this oversight. The Committee did not feel comfortable funding the administration of the project. After much discussion and looking at the actual construction bid of \$162,380 from Olde Mohawk Historic Preservation company, the Committee decided to recommend funding \$111,500 for the project.

MOTION was made by John F. to approve \$111,500 for the Sargent House Museum roof project, which is the cost of the construction bid for the roof, less their funding in hand of \$56,500 and less the administrative costs; seconded by Heidi W. and all in favor, yes.

The last project for discussion was the revised Stage Fort Park Cannon and Archeological Study at Stage Fort Park. The Committee discussed the original application compared to the revised one submitted by DPW, Director Mike Hale. John F. thought the Committee should not approve the revised application due to the fact it doesn't contain the original intent. Catherine S. disagreed and stated that David Dow's (Advisory Committee member of Stage Fort Park) original project scope did include the \$9,000 for cannon wheels, \$3,000 for carriage timbers and \$20,000 for the study. Mike Hale, DPW Director, did not include the Cannon project as part of the revised application and the Committee felt strongly that the cannon's should be done as originally applied for by the Advisory Committee. After much discussion the committee decided to fund both the cannons and the revised RFP for the archeological study.

MOTION: Catherine S. moved to approve the original application submitted by David Dow for \$32,944, with the revised RFP for the archeological study; seconded by Hank M. and all in favor, yes.

Catherine S. stated that they have completed and voted on all of the projects submitted and have recommended a total of \$244,563 for CPA funding.

Next Meeting: October 19, 2017

MOTION to adjourn by Hank M., seconded by Ellen P. APPROVED unanimously.

Meeting adjourned at 6:35 pm

List of Documents reviewed

Minutes of July 18, 2017

CAARA dated August 27, 2017

Email from Sargent House dated September 18, 2017

Letter from Manship Artist Residence & Studios, dated September 13, 2017 withdrawing both applications

Respectfully submitted,
Deborah Laurie