

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman, Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
James Wieler, Citizen-at-Large
Ken McKay, Member Conservation Committee
Matthew Hayes, Member Planning and Economic Development Board
Gene Liscombe, Member Historical Commission
Paul Mahoney, Member Parks Commissioners
Alison Slack, Member Affordable Housing Committee
Tina Wright, Member, Open Space Committee
Ellen Hillery, Finance Committee Liaison

Approved: April 6, 2016

Meeting Minutes: March 28, 2016
Special Meeting
Medway Town Hall – Sanford Hall

Call to Order:

With a quorum being met, this meeting was called to order by Chairman Cerel at 7:35pm

Committee Members Present:

Chairman Mark Cerel, Vice Chairman Dave Kaeli; Members Gene Liscombe, Matthew Hayes, Alison Slack, Jim Wieler; Finance Committee Liaison Ellen Hillery and Administrative Assistant Shirley Bliss.

Guests Present:

Michael Boynton, Medway Town Manager; Dennis Crowley, Member Medway Board of Selectmen Resident, Cindy Trainor and Richard D'Innocenzo, Member Board of Selectmen.

The purpose of this meeting was for the Board of Selectmen to present the Choate Park and Middle School Reconstruction project to the Community Preservation Committee and request their support and Town Meeting recommendation for this project.

Mr. Boynton and Mrs. Crowley presented the following information:

Total Costs: \$3,790,000

Phase One: \$2,455,000

Phase Two: \$1,335,000

Phase One includes: Children's Playground Update – ADA
Beach Play Area Improvements – ADA
Water Park/Splash Pad – ADA
Choate Pond Perimeter Walkway – ADA & Lighting
Choate Trail Improvements – ADA
Cassidy ADA Improvements & Lighting
Middle School Tennis Courts Rehabilitation
Basketball and Volleyball Courts Rehab

Phase Two Includes: Sunshine Group Building – ADA Compliant
Playing Field Renovations
Children's Playgrounds - ADA

The following finance options were also presented:

| | |
|--|-------------|
| Phase One: Choate, Cassidy and Middle School | \$2,455,000 |
| State Request | \$ 500,000 |
| CPA Funds – Cash | \$ 977,500 |
| CPA Funds borrowed – 20 year bond | \$ 977,500 |
| Phase Two: Oakland Park and Camp Sunshine | \$1,335,000 |
| State Request | \$ 500,000 |
| CPA Funds – Cash | \$ 500,000 |
| Town Cash | \$ 335,000 |

*Original Gale Report price tag was 8M.

*They were here tonight to request conceptual approval, which would show to the State that Medway had “stake in the game” and allow the grant request to move forward. It was mentioned that this grant money is not guaranteed.

Should this money not be awarded this plan would not go forward at this time.

*It was also stated that this is a two (2) phase grant and even if phase one (1) was awarded there is no guarantee that Medway would receive funds for phase two (2).

*It is not anticipated that Medway will know if they are going to receive this funds until the State Budget is approved – sometime between April and June.

Projects steps:

1. Release and RFP for design services which would include landscape design and understanding the Town’s wants and needs.
 - a. Design would have to stay within the spirit of the Bond Bill
2. Stake holder meetings would be held to:
 - a. receive ideas on the key components that the people of Medway would want as part of this project.
 - b. How the town can get only what it wants and limit State’s input into design
3. Present project to Finance Committee
4. Choose Designer
 - a. Designer meets with Parks Commissioner, EFRAC Committee, CPC and BOS
5. Conceptual design is presented for approval
6. Make all understand that although this park is in Medway, it is open to anyone.

Choate Park portion:

Once started it is estimated that Choate Park will be closed for close to a year. Work is all being done between water and concession stand – tennis courts will be left intact for now.

Community Preservation Committee Concerns:

- It is critical for the Town to look at whole area instead of doing this large project piece meal. Look at surrounding areas to see if something can be done to include those.
- What exactly are the ADA requirements for a project like this?
- What kind of protections can the Town receive that will allow this project to be what the Town wants and not what the State wants.
- What kind of protections can the CPC have that no construction will be done until/unless the State funds are received?
 - Mr. Crowley stated that the wording of the recommendation could state that if no funds are received from the State, this project will not be started.
- CPC understands the need to have more apparent uses of CPA funds; but what is the rush to get this approved
 - Mr. Boynton addressed this by saying that the request for the money to be part of the current bond bill request quick action. The Town is attempting to get their requests for funds in early – before other towns.
- The Town currently has a Master Plan in place, why are we not using that to address and fix the Town's areas.
- Some of these items/maintenance of items should be handled by the Town instead of using CPA funds.
 - Mr. Crowley stated that all funds currently available for maintenance are already earmarked in FY17.
- Choate Park: can current beach be made usable instead of redoing the entire area?
- Resident in attendance would like to have more residents have input in this project.

Questions:

- Both Mr. Boynton and Mr. Crowley were asked by a resident in attendance and several Committee members if:
 - This project is a project that would be being pushed through IF there were no State or CPA funds.
 - Mr. Crowley stated No, as the Town does not have the funds to do such a large project. Looking forward to FY18 there is an expectation of more funds to be available.
- Does the Town really need all of the items in this plan?
- Where is a breakdown of costs listing individual items within each area?
 - Large contingency fee attached to each project.
 - Middle School Tennis courts - \$400,000?
- Would the taxpayers support this plan if all other funds were removed from the project and taxes were being used to pay for it?
- Once plan is submitted; can changes be made and still receive the State funds?
- Who will be maintaining these items?
- Has this design taken into consideration the upcoming reconstruction of Route 109?
- Asking the Town to approval expenditure of millions of dollars, when there is not only no firm plan in place; but no guarantee of State funds, factored into paying for this project.

Community Preservation Committee Recommendations:

1. Ask State if Grant would still be available to us if the Town only approved funds for Design/Construction at this time.
2. Take more time to think project through, so the Town is not having to redo any part of this project.
3. Present plan to Town to gain more support.
4. Return to this Committee with more concrete and specific numbers.
 - a. Would like a costs breakdown for every costs included in project.
5. Can the Town proceed using its own money?

Adjournment:

With no further business before this Committee a motion was made and unanimously passed to adjourn at: 9:36pm.

Motion: Alison Slack

Seconded: Dave Kaeli

Vote: 6-0-0