

**Board of Selectmen's Meeting
Saturday, March 26, 2016, 7:30AM
Sanford Hall
155 Village Street**

Present: John Foresto, Chair; Maryjane White, Vice Chair; Richard D'Innocenzo, Clerk; Glenn Trindade, Member; and Dennis Crowley, Member.

Review/Discussion – Proposed Phased Project for Recreation Facility Improvements to Include Choate Park, Medway Middle School, Oakland Park and Idylbrook Park

Tom Emero representing Medway Youth Baseball (MYB) presented the organization's proposal for improvements at the Cassidy baseball fields. He stated that the popular Tondorf Tournament is hosted by MYB and generates significant revenue. MYB pay \$75K year in maintenance for baseball specific items. \$50K for dugout and new electrical infrastructure \$70K. Own snack shack, etc. Appreciate contributions by Town. Want \$150K on Charles River Bank Field. Torndorf brings in \$40K in revenue. Hard to get all games in. Lights would allow that to happen.

Foresto, what field is this? First field when you come in is CRBF. The one that's lit is Santos Field. Ask if estimate is for a municipality. Will check.

Foresto explained emphasis on Choate as gathering place for Town. Project going forward depends on state funds. BOS may agree it wants to do it, but if they don't get the \$ from the state, it would slow it down.

Trindade supports baseball project as standalone if necessary. Foresto wants to keep it with the project. There are many priorities. Can approach CPC for \$. Riskier.

Electrical upgrades going on now would support the lights.

Still working on cost estimate for the mini-Fenway.

Emerro said it would be nice to have a center location with two to three fields. Could run tournaments and generate income off of those fields.

BOS wants to support the project. It's late in the game to put in the warrant. Can incorporate into the proposed phased project. Crowley said it is better to put it in the package. It will help generate support for the project. Afraid of showing favoritism.

Glenn reviewed briefly the mini Fenway project. Future project for Town's consideration. True revenue generator. MYB would fund it, but Town would need to create the mechanism to lease the fields. Foresto fears opening Pandora's box. Other sports organizations would want to follow.

Want to identify what was in Governor's budget in EOEA debt service. Foresto said could pursue funding at Fall Town Meeting if state funding doesn't come through. Foresto said that second field would be in second phase. Lights in first phase. Michael said funding is based upon ADA accessibility. Need to include paving to accommodate that. Emerro said they will be paving to bathroom facility, down along fence of field one and in front of Rooney's. Should be able to access both fields. Field three would not be accessible. Micahel wants DPS to look at it. Need connectivity to Choate as well. Dennis would like to clear out sight line to Choate Park from fields.

No phase three unless you want to add something back to Idylbrook.

Can't provide unit pricing. Gale provides estimate based on experience. Number will be high, but better to ask for higher amount. Additional parking spaces may be controversial for CPC. Other options explored but accessibility may be an issue. There are no added spaces, just relocated. There is a cost to that. Put splash pad on the tennis courts but then kids running through parking lot. Can it be designed to add the \$8 mil plan in the future (D'Innocenzo)?

Gale is preparing pricing to provide to Town for elements of the project. \$2.4 mil in first phase. Add paving for accessibility to baseball project. Clean brush and small trees out. Now Choate Park/Cassidy Field.

Foresto said FinCom will want to see substantial free cash investment into this project. What if state doesn't fund? Worry about CPC's capacity to bond. What should contingency be. There is 20% contingency. Crowley said that he would like to see unit pricing. It may be worth paying Gale to do this. Boynton did reduce the contingency. He is worried about some of the Choate work. May need that contingency. Bridge needs work.

Crowley said give project description without pricing. Lump sum. Taking out phase three. Rewording project items as necessary. Boynton reviewed. Financing proposed as 50/50.

GT, MW 8:50 AM