

Community Preservation Committee

March 11, 2014

City Hall Auditorium

Minutes

1. Call to Order

A regular meeting of the Community Preservation Committee was called to order by Chair Judith Grohe at 7:05 p.m.

2. Roll Call

In attendance were Mike Dissette, Judith Grohe, Paul Healy, Cynthia Zabriskie, Jane Healey, Linda Smiley, Bob Uhlig, Don Little, Dan Koen and Kate Newhall-Smith.

3. Application Presentations

World War Memorial Stadium Multi-Purpose Field Project

Office of Planning & Development, City of Newburyport

\$1,500,000 Bond

Mayor Holaday said the multi-purpose field being planned for the World War Memorial Stadium would benefit all sports. She said the project is the first step in series of improvements to be made to the city's playing fields. It will be followed by work at the Nock/Molin and Fuller fields. Fundraising events will be held in order that the fields might be better maintained in the future.

Geordie Vining presented a summary of the CPA application. He said that with emerging programs and an increasing demand, the existing fields are inadequate. The fields are being overused and participants are being turned away. Costs are being incurred for transportation to other towns and field rental. The existing field at the stadium is not wide enough for some sports and the grass coverage is insufficient. An infilled synthetic field would be the best solution considering the demand that would be placed on it. The north grandstand would be removed and the field made wider. The demolition of the grandstand would be less costly than rehabilitation and the number of seats in the south grandstand seems to be sufficient. The new field could be rented to other groups to create a revenue stream.

The projected cost of the project, which includes site preparation, the turf carpet and design, is \$2,204,080. The Institution for Savings has pledged \$500,000 for the synthetic turf. RESTORE would be able to donate \$11,000. The Mayor intends to request \$200,000 from the City Council and is seeking \$1,500,000 from the CPC for a bond. Five years remain on the existing CPA bonds. The bond payments for the field would amount to \$125,000 per year for 15 years.

The Mayor has asked that the project be considered out of cycle. Bob Uhlig asked about the impact of making a decision with the rest of the applications in the round, saying it appears the contract would not be awarded until the fall. Geordie Vining said the contractor might be able to begin the work in the winter.

Mike Dissette commented that the funds raised from other sources would not cover the \$850,000 needed for the turf. The use of CPA funds for turf is prohibited. Geordie Vining said the Community Preservation Coalition and Kopelman and Page have indicated it is acceptable to

Community Preservation Committee

March 11, 2014

use CPA funds for drainage and site work. Paul Healy asked that the budget be further broken down to indicate the portion that is to be used for the turf.

Mike Dissette said the CPC would want a commitment to be made to the maintenance of the new field and asked if a capital campaign would be started for this purpose. Mayor Holaday said the fees paid by student athletes would be better managed and would be committed to field maintenance. The fees could be increased if necessary. RESTORE and Port Pride are to remain intact and will continue with fundraising efforts.

Meghan Kinsey said the project would impact more school-age children than any other CPA appropriation. She said recreation has not been sufficiently funded through the CPA and added that many lessons are learned outside the classroom. Drew Beaupre and Joe Clancey spoke about the importance of sports and the stadium to the community. Mary Ann Clancy said RESTORE raised \$500,000 for the renovation of the home side of the stadium. Port Pride worked to gain voter support for the elementary and middle schools and is now working with RESTORE to raise money for the field.

Cherry Hill Parcel B Soccer Field Improvement

Newburyport Youth Soccer Association

\$134,000

The applicant did not receive the communication about scheduling and will now present the application at the April 10 meeting.

Exterior Woodwork Restoration, Newburyport High School

Newburyport Public Schools

\$100,000

Steve Bergholm described the restoration planned for the exterior woodwork at the High School. The total cost of the project has been estimated at \$575,000 and the work is to be divided into four phases. Bid documents are currently being prepared for the first phase, which involves the center of the High Street façade, and the work will be done this summer. CPA funds in the amount of \$150,000 were awarded for this phase and were supplemented by \$80,000 remaining from the debt exclusion for the school. One hundred thousand dollars is being sought for the second phase, which includes the two wings that extend from the central section of the High Street façade. That work is expected to take place in the summer of 2015. The Historical Commission will make recommendations on the features to be included in the preservation restriction that would be a requirement of funding.

4. Minutes

Mike Dissette moved to approve the minutes of the February 25, 2014 meeting as amended. Cindy Zabriskie seconded the motion. The motion was unanimously approved.

5. Transfer of Funds

The City Council will receive two requests for the transfer of funds. The first request involves the transfer of \$356,765.98 in unspent funds from two open space acquisitions to the Open Space Reserves. The \$810,365.98 that has been referred to as the balance in the reserves includes the amount to be transferred. Without the transfer, the reserve balance would be \$453,600, which

Community Preservation Committee
March 11, 2014

would not be sufficient for the acquisition of land along Curzon Mill Road. The second request being made to the City Council is that \$535,000 is transferred from the Open Space Reserves fund for the purchase of the Curzon Mill Road properties.

6. Discussion

The members discussed the deliberation of the application for the stadium field. They are to be provided with information on the starting date for debt service payments and a refinement of the budget. The item will be placed on the agenda for discussion at the April 10 meeting. Bob Uhlig commented that the field would last no longer than 20 years. He said a fund should be established now for the future replacement of the field. A maintenance fund should also be established. CPA funds are prohibited from being used for maintenance. A maintenance fund might be suggested but could not be made a condition of the grant. Geordie Vining will be asked to provide information on the annual cost of maintenance, the expected life of the field and the replacement cost.

7. Meeting Schedule

The next meeting of the CPC will take place on Tuesday, March 25, 2014 at 7:00 p.m. in the Police Station conference room.

8. Adjournment

Mike Dissette moved to adjourn the meeting at 8:35 p.m. Paul Healy seconded the motion. The motion was unanimously approved.