

Community Preservation Committee Meeting Minutes
Town Hall – May 27, 2020
Sturbridge, MA

At 7:01 pm the Community Preservation Committee (CPC) Chair called the meeting to order. In attendance: Penny Dumas (PD), Ed Goodwin (EG), Kadion Phillips (KP), Jeff Adams (JA), Barbara Search (BS), Ed Neal (EN), and Kelly Emrich (KE).

Guests: Jeff Bridges (JB), Town Administrator; and Annie Roscioli (AR), Recreation Director.

This meeting was held remotely pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020, order imposing strict limitations of the number of people that may gather in one place. The meeting was held via the GoToMeeting application and available for public access via the Town's on demand video broadcast, on cable television, or by telephone access during the meeting.

Joanne Everson (CPC clerk) read an introduction to the virtual meeting. PD named the CPC members in attendance and guests.

Approval of Meeting Minutes

EN moved the motion to accept the March 2, 2020, minutes as presented; BS seconds. Motion accepted 7-0-0.

Roll call vote:

EG, yes	KE, yes	BS, yes	KP, yes	JA, yes
PD, yes	EN, yes			

Streeter Beach Project

JB explained that the Town wants to reopen Streeter Beach, but the Town abandoned Streeter Road many years ago. He explained the tentative plan to construct a new driveway, parallel to the existing driveway but with some separation, which will merge back to the main driveway after the G&F warehouse. JB stated he will be contacting engineering firms to design this new entry to Streeter Beach. When asked if he would have engineering and legal costs, JB stated that there would be both. He added that the Town will need to acquire the property for the new driveway by easement or right of way. JB said he will present this proposal when he has a solid number to request to move the project forward.

Recreation Fields Lighting Project

EG moved the motion to recommend the use of up to \$107,791.00 of CPA funds for the purpose of funding the Little League lighting proposal as presented by AR; KP seconds. Motion accepted 6-1-0.

Roll call vote:

EG, yes	KE, yes	KP, yes	BS, yes	EN, no
JA, yes	PD, yes			

AR stated that the project was originally bid for \$175,000.00, but a change order by the contractor has necessitated cancelling the contract. She said this is because the amount of the change order is over the state allowance for change orders. She said that a soil test was performed and the field has poor soil conditions which requires increasing the footings to six inches in diameter. She added that there was also an issue with the lighting; the contractor uses metal halide lighting and the Town requires LED lighting because it is a Green Community. Discussion followed concerning the difference in pricing between LED and metal halide lighting. PD reminded the CPC members that Sturbridge cannot install metal halide lighting and be a Green Community. JB said that the project needs to be rebid but needs to be funded prior to putting it out to bid. The question was raised if the old contractor will be allowed to bid on the redesigned project. JB said he would check with Town Counsel, but he believed that the previous bid was responsive and did not know if the contractor had disqualified himself. He explained that the expectation is a more complete Request for Proposal this time – with the need for contractors to design foundations to meet soil requirements, to provide the electrical design, and with less opportunity for ambiguity and change orders. He reminded the committee that this new price is based on the change order from the vendor, and no one knows the actual price of the project. He added that LEDs cost more but come with a ten-year warranty, use less energy, and require less maintenance than metal halide. KP stated that there is a possibility of the bid coming in much lower. PD explained the process of approving a project with its anticipated cost prior to putting the project out to bid.

PD asked JB for an update of the 53 Holland Road placeholder. JB stated that the Town is continuing to negotiate with the property owner, but it takes a long time because of the distance involved and the means of communication. He added that the project will not be on the Annual Town Meeting Warrant.

PD reminded CPC members of the upcoming Finance Committee meeting and stated that the following would be in attendance to explain proposals: BS, Robyn Chrabaszcz, Becky Gendreau, and Tom Chamberland.

JB said that the Annual Town Meeting is set for June 29.

JA moved the motion to adjourn; EN seconds. Motion accepted 7-0-0.

Roll call vote:

EG, yes	KE, yes	KP, yes	BS, yes	EN, yes
JA, yes	PD, yes			

Meeting adjourned at 8:08 pm.

/jme