



MEDWAY EPFRAC MEETING
with Board of Selectmen and Community Preservation Committee
Medway High School (Library)
7:00 P.M.
Minutes
March 13, 2017

Meeting Attendees:

EPFRAC - Dr. Richard D’Innocenzo (Chair), David Travalini (CONCOM), Ross Rackliff (Parks Commission), Paul Mahoney (CPC), Ellen Hillery (FINCOM alt.), Mike Francis (Open Space), Kari MacLeod (Friends of Choate Park), Michael Schrader (FINCOM), Rob Pearl.

Board of Selectmen - Glenn Trindade, Dennis Crowley, Mary Jane White, Richard D’Innocenzo, John Foresto.

Community Preservation Committee - Mark Cerel (Chair), David Travalini (CONCOM), Paul Mahoney (Parks Commission), Tom Emero (Citizen-at-Large), Tina Wright (Open Space), Gene Liscombe (Historic Commission), Matt Hayes (Planning Board),

Other Attendees: Michael Boynton, Town Administrator, Allison Potter, Asst. Town Administrator, David D’Amico, DPS Director, Shirley Bliss, CPC Secretary.

With quorum, CPC Chair Mr. Mark Cerel called the meeting to order at 7:30 PM.

Discussion with EPFRAC and BOS on the status of recommendation to upgrade Choate Park, tennis courts at middle school, and upgrades to Oakland Park playground area-

CPC Chair, Mr. Cerel started the discussion and asked EPFRAC members to present the summary of the proposed plan and associated costs for each of the project sites (Choate Park, Middle School, and Oakland Park). EPFRAC Chair, Dr. D’Innocenzo went over the spreadsheets {with cost estimates broken down by tasks, by project site, and by funding source (CPC funds, town funds)}. He said as discussed at an earlier meeting, effort was made to ensure that only \$1.5 – 2.0 million CPC funds was requested for this project. Discussion ensued.

Dr. D’Innocenzo presented the estimates for each project site:

Choate Park and Cassidy Field- Master Plan

Proposal is to use CPC funds for the following line items in the master plan.

- A- Choate Parking and Entrance/ Parking Area Construction:** Estimated Cost-\$478,197.36. The proposed parking lot will be used for other activities such as for street hockey. This space is being designed for multi-purpose usage.

B- Playground Area w/o Splash pad: Estimated cost- \$606,662.21.

C- Splash Pad (Base): Estimated cost- \$46,341.15.

D- Choate Park Picnic Area: Estimated cost- \$237,385.56.

E- Pavilion: Estimated Cost- \$ 167,025

C2- Splash Pad Recirculation System- Estimated Cost- \$95,625. Dr. D’Innocenzo stated that EPFRAC supported the inclusion of this line item in the project with the intention to conserve water in town. Mr. Crowley who did not support this item stated that the operation and maintenance of the recirculation system will cost around \$18,500 per year.

F- Accessible Route through Woods (Unlit): Estimated Cost- \$40,867.58

G- Light Accessible Route through Woods: Estimated Cost- \$39,620.63

O- Loop Path (Remaining after accessible route to Cassidy-unlit): Estimated Cost- \$91,982.96

With the above line items included, the running total for the project is \$1,803,707.44 with CPC running total at \$ \$1,325,510.08

Mr. Cerel asked the members if they had any questions/ comments on the proposed tasks and costs.

Ms. Wright (Open Space):

- ❖ Asked if there are other available options for “Rubber Safety Surface” item included in playground construction. Response was using woodchips that is considered unsafe, inaccessible, and difficult to navigate compared with rubber surface.
- ❖ Asked about the useful life span of the proposed play structures for ages 5-12 (estimated cost= \$98,290) and ages 2-5 (estimated cost= \$46,707). She wanted to understand the usage of this equipment versus amount spent in purchase and installation. Response was 10- 15 years.
- ❖ Asked if the picnic area construction (estimated cost= \$ 186,385.56) is required as part of this project/ phase. Response was that this item was included in this phase with the intention to bring people together while using the facilities in the area.
- ❖ Asked if the trail loops around the field and along the pond will be accessible. Response was in the affirmative.
- ❖ Expressed her support for the project but said she is not comfortable with the town spending the monies without any matched funding from the state.

Mr. Crowley (BOS):

- ❖ Stated that lighting of the Cassidy field (estimated cost= \$200,000) was removed from the project based on a BOS discussion with baseball group. Decision was made to use free cash to fund this task/ item during fall town meeting. With this approach, the available \$200K could be used to add other tasks/ items to the original project.
- ❖ Stated that the estimated cost (\$5000 each) for the picnic area benches is on the higher side and that other options should be looked into.
- ❖ He also expressed concern on the estimated cost for lighting the accessible route through woods. He stated that the path might not be used by many people and that the amount spent in lighting the path cannot be justified. Mr. Schrader stated that the cost for the tables (\$5000) includes the bench plus the site work, pavement and installation costs.

Mr. Cerel stated that this discussion should be had outside of the Joint meeting and that the intent of this meeting is to convince CPC to approve its funds towards appropriate tasks proposed in the project. He also reiterated that CPC funds *cannot* be used for any maintenance purposes.

Middle School- Master Plan

Proposal is to use CPC funds for the following line items in the master plan.

A- Tennis Court Refurbishment- Phase 1: Estimated Cost- \$ 473,121.39.

Oakland Park- Master Plan

Items funded via town funds:

A- General Logistics and Preparation: Estimated Cost- \$ 38,481

B- Parking- Reorganize/ Expand Existing Lot: Estimated Cost- \$ \$134,595.55

D Park Center Area- Infrastructure & Circulation: Estimated Cost- \$64,653.80

E- Park Center Area- Restroom/ Office Building: Estimated Cost- \$230,124

F- Park Center Area- Pavilion & Entry Area: Estimated Cost- \$197,695.50. Will help
Camp Sunshine during summer months and can also be used by all youth groups.

G Parking- Repave remaining Original Lot: Estimated Cost- \$73,971.15

H Parking- SE parking area (21Specs.) and path to fields: Estimated Cost- \$80,818.36

I Parking- Second Bay (36 Specs.), Rain Garden, and Path to Senior Center: Estimated
Cost- \$209,560.54

Items funded via CPC funds:

C- New Playground & Lower Field Expansion: Estimated Cost- \$466,181.44

The total running for this project is \$1,537,507.47 with \$663,856.94 in CPC funds and \$873,650.53 in town funds. (\$663,856.94+\$873,650.53= \$1,537,507.47).

There was a question on any handicap improvements at Senior Center parking. Response was that only the number of parking spaces will be adjusted.

Dr. D' Innocenzo gave a final run of the totals. Total cost of the project = \$3, 814,306.00. Mr. Cerel indicated that CPC will fund the project up to \$2.0 million and the rest should come from other town sources.

Town Administrator, Mr. Boynton recommended that two motions should be made tonight,

- First motion, for CPC to fund up to but not exceed \$2.0 million towards the project if the Committee is satisfied with the proposal presented tonight.
- Second motion, to authorize the EPFRAC to move forward towards construction warrants and bid documents if CPC is satisfied with the concept plans presented tonight. .

A motion was made by Dr. Innocenzo to approve the conceptual plans presented tonight for Choate Park, tennis courts at the middle school, and Oakland Park, and authorize EPFRAC

to go forward with the designer to create construction bid documents, seconded by Mr. Travalini. All were in favor.

A motion was made by Mr. Travalini to recommend at the town meeting an expenditure up to \$2.0 million of CPC funds (once the project plans and bid documents come out) or the unallocated funds conditioned upon an equal match being raised/ appropriated on the town side, seconded by Mr. Mahoney. All were in favor.

The joint meeting with CPC and BOS was adjourned at 8:46PM.

EPFRAC Committee Chair Dr. D’Innocenzo called the meeting to order at 8:50 PM.

Mr. Crowley expressed concerns on lighting the path in Choate Park leading up to Cassidy field at an estimated cost of \$39,000 considering that the usage might be low. He recommended that the path around the pond should be lighted instead. EPFRAC members stated that the lights along the path to Cassidy field are necessary for safety reasons.

He asked the members to consider a skating rink as an add-on/ alternate to the original project. Some town residents expressed interest in having a skating rink in town. Discussion ensued on including the skating rink as an alternate if the bids come low and some additional funds become available from the \$4.0 million dedicated for this project.

Mr. Rackliff suggested that skating rink could be done as a separate phase and Ms. Potter stated that this project could be done when environmental bond become available.

Mr. Crowley also talked about his concerns on spending \$95,000 on splash pad recycling system. He said the maintenance of the system will cost \$18,500 (approx.) yearly. He said the return on investment on a 100,000 dollars expenditure is little. He asked the Committee to reconsider adding this as an alternate and requested that some more investigation be made on the installation and maintenance of such a system. There was discussion on building a town well to cut down construction and maintenance costs. On this topic, Mr. Travalini commented that town is already dipping into town water resources and adding another well for this purpose will add to the existing usage of the water resources.

Mr. D’Amico suggested that the design for the splash pad with recirculation system should continue for now. He said a determination on whether to include this item could be made when more details on the specifications and cost of the items are clearly determined.

The next EPFRAC meeting is on March 28, 2017.

A motion was made by Mr. Rackliff to adjourn the meeting at 9:15 PM, seconded by Mr. Schrader. All were in favor.