

**Wrentham Community Preservation Committee Minutes**

**Wednesday, September 25, 2019**

**Bennett Gardens Meeting Room**

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2020 JAN 23 AM 10:27

Present: Chair Barry Kassler, Robin McDonald, Mark Cuddy, Alex Leonard, Scott Manchuso, Alan Richard, Leo Immonen, Heather Ledbetter – Administrative Assistant. Absent: Chuck Woodhams, Steve Langley

At 7:00p Mr. Kassler called the meeting to order.

**Review of 2019 Projects for Recommendation to Town Meeting:**

**Lake Pearl Invasive Weed Project** – Mr. Kassler tells the Committee that the requested meeting minutes were provided to the CPC by Lake Pearl Committee. The Lake Pearl project consultant recommended 2 harvester options as only 2 harvester models were available. One model was not appropriate for the job leaving one option making the 3 bid request by the Committee impossible to acquire. \$83,000 is requested of the \$93,000 (\$10,000 from outside donations) needed for this project. Mr. Cuddy reminds the Committee that according to Town Administrator, Kevin Sweet, he will vet all projects above \$50,000 as the town CPO. Mr. Leonard says he would still like to see some cooperation/sharing between the Wrentham lakes as these project expenditures are ongoing maintenance. Ms. McDonald feels that the Solitude Chemical treatment company can advise the Lake Pearl Committee about the possible use of the harvester for the other lakes. Mr. Manchuso says that although this particular project feels the most like a maintenance project he supports it as Lake Pearl is a valuable and well used lake in the town with a high recreation value. Mr. Kassler suggests that funding for this project should not come through historic preservation funds as the Historical Society did not endorse it. Mr. Manchuso suggests perhaps transplanting of native water plants in Lake Pearl similar to what Lake Archer is doing. Mr. Kassler says that after consulting with the Community Preservation Coalition Executive Director Stuart Saginor, the CPC review of projects is separate from the reviews needed for the town to abide by the State procurement rules. Mr. Manchuso asks if the state procurement process results in a lower bid what happens to the extra money? Mr. Kassler replies that the monies are returned to the CPC.

- Ms. McDonald made a motion to approve funding the Lake Pearl invasive weed project application for \$80,000 for the mechanical harvester and trailer and \$3,000 for operational costs out of the open space and recreation fund or the budgeted reserve or the CPA undesignated fund balance (left over funds from previous years). The motion was seconded by Mr. Leonard and passed unanimously 7-0.

**Rice Recreation Area Playground** – Mr. Kassler met with the town administrator Kevin Sweet and found out that this project's vendor is in a category that exempts it from competitive bids. Mr. Cuddy says Kevin Sweet's memo was clear that the CPC should make its decision and the procurement law will cover the bid exemptions for this project. Ms. McDonald states that projects under \$50,000 will require more due diligence on the CPC's part as there is not a town led procurement process following the committee's approval. Stuart Saginor of the Community Preservation Coalition advises Mr. Kassler that the procurement law should not affect the CPC's responsibility with regards to due diligence.

Mr. Saginor says regardless of the state procurement process it is within the CPC's purview to ask for competitive bids. Mr. Cuddy feels the committee need not worry about competitive bids as the Town will do so if approved by Town Meeting. Ms. McDonald feels that the procurement process will vet out costs and quality of the playground and the Committee members are not experts to judge these items so let the town professionals handle it. Mr. Manchuso says the well-trained professionals in the town will be able to handle the RFP process and that this project is very valuable to the community and has many potential future benefits. Mr. Immonen is concerned about spending money since it appears that the Town Accountant does not know the total monies available in the CPC accounts. The Committee discussed the need to get clarity from the Town Accountant on the details of CPC funds available.

Ms. McDonald suggests if funds are short the playground could be bonded (recommend a 5-year bond) for future funds as voted at the July CPC meeting. Mr. Immonen does not agree with bonding this project as bonding affects the Town's bond rating. Mr. Cuddy feels we should fund the entire project but also give the Town the option to bond the project. Ms. McDonald also feels the CPC should fund the project with cash and not bond if possible. The Committee discussed differing opinions on bonding this project.

- Ms. McDonald made a motion to approve the Rice playground complex for \$445,315 recommending the town bond the project for a minimum of 5 years. The motion was seconded by Mr. Leonard and passes 5-2 with Mr. Cuddy and Mr. Immonen opposed.

#### **Town Meeting Prep: Submitting recommendations and preparing warrant articles**

Mr. Kassler said that the project applicants will present at the November 4<sup>th</sup> town meeting not the CPA. Mr. Kassler suggests that the CPA can put together a booklet (recommendation guide) of the projects and the Committee's recommendations. Mr. Immonen reminds the Committee of the example templates from Salem, Newton and New Bedford CPA booklets for the town meeting. Mr. Manchuso suggests ½ page for each project and then applicants can supplement what the CPA puts together. Mr. Manchuso also suggests putting out a series of Facebook posts about the approved projects leading up to the Town meeting.

#### **Re-vote on Cowell and OS&R Plan approvals.**

- Ms. McDonald made a motion to approve spending \$9,900 from the historical preservation reserve of the CPA fund for the Cowell paintings restoration project. The motion was seconded and passed unanimously 7-0.
- Ms. McDonald made a motion to approve spending \$6500 from the open space and recreation reserve of the CPA fund for the open space and recreation plan project. The motion was seconded and passes unanimously 7-0.
- Ms. McDonald made a motion to approve the Lake Archer project spending \$45,000/ \$15,000 per year from the open space and recreation reserve fund to the maximum available and the remainder of funds, if necessary, from the budgeted reserve. The motion was seconded and passed unanimously 7-0.
  - Ms. McDonald made a motion to reconsidered her previous motion on the Lake Archer project funding. The motion was seconded and approved and passed 7-0.

- Ms. McDonald made a motion that the Lake Archer project be funded from the open space and recreation fund. The motion was seconded and approved and passed 7-0.
- Ms. McDonald made a motion to approve spending \$17,000 from the community housing reserve for the Bennett Gardens project. The motion was seconded and passes 6-1 with Mr. Immonen opposed.
- Ms. McDonald made a motion to approve spending \$23,000 from the open space and recreation reserve fund for the Mirror Lake weed removal project. The motion was seconded and passed 7-0.
- Minutes of August Meeting – Mr. Leonard made a motion to accept the August minutes. The motion was seconded and passes unanimously 7-0.
- Mr. Kassler states that placards should be put on physical structures recognizing the CPA for funding.

Ms. McDonald made a motion to adjourn at 9:03pm. The motion was seconded and approved 7-0.

**Next Community Preservation Committee Meeting Date: October 23, 2019**

Respectfully submitted by Heather Ledbetter, Administrative assistant.