

Town of Kingston
Community Preservation Committee
Minutes
July 05, 2011
Revised

Chairman Ken Moalli called the meeting of the Community Preservation Committee to order at 8:07 PM in Room 201 of the Town House in Kingston, MA.

Present were: Ken Moalli, Donald Ducharme, Craig Dalton, David Gavigan, and Paul Ricci.

Absent were: Marilyn Kozodoy and Matthew Hamilton.

Participants: Dan Pallotta, Lynne Spencer, Patrick Guthrie, members from the Heritage Center Development Committee, and Kate Kelly.

Chairman Moalli noted that a quorum was present.

NEW BUSINESS

ADAMS LIBRARY HERITAGE CENTER

The committee heard a presentation regarding a request for additional funding for the Adams Heritage Center. Dan Pallotta, the Owner's Project Manager of P-Three Inc spoke. He stated that they have received the final bids, and the project is in a \$260,424.97 deficit. The project has a closing plan and need the CPC to approve funding so they may proceed with the next steps in finishing this project. They are asking the CPC to fund \$300,000.

Committee member David Gavigan mentioned this would need to go to a town meeting, to which Chairman Moalli agreed.

Lynne Spencer, of Menders, Torrey & Spencer, Inc., spoke on the planned uses for the Heritage Center. The lower level to be used as a functional space for storing exhibit pieces, archives and town records, while the upper level would contain offices and event space to potentially be rented out. Handouts providing layouts for the building were provided, and are entered into the CPC records.

Chairman Moalli made the point that the revenue earned through renting space could satisfy some of the operational costs of the building. A member of the ALHC added that the idea is for it to be a sustainable building, adding that the Jones River Village Society has expressed interest in renting storage space, but only if it is climate controlled.

Chairman Moalli expressed that the committee cannot vote on the expenditure until there is an application.

Committee member Paul Ricci inquired why the ALHC was requesting \$300,000 funding when the deficit is \$260,424.97. Dan Pallotta answered it would be in the interest of finishing the project in case of unforeseen complications, but offered to provide weekly tracking reports.

Committee member Craig Dalton made a motion that the committee entertain the application for funding \$300,000 for the Adams Heritage Center completion.

Mr. Ricci asked that the committee consider funding for \$260,424.97.

Chairman Moalli asked for a second on the motion to an amended amount of \$260,424.97, there was no second for this motion.

Chairman Moalli acknowledged the motion to entertain the ALHC application for \$300,000. Mr. Ducharme seconded the motion, and a 4-1-0 vote. Voting Yes: Ken Moalli, Donald Ducharme, Craig Dalton, and David Gavigan. Voting No: Paul Ricci.

VOTED: To entertain the application by the ALHC for \$300,000 to complete the Adams Heritage Center

DESIGNATED SIGNER

Mr. Pallotta also spoke on streamlining the bill paying process for the CPC, suggesting there be one designated signature to process a bill.

Chairman Moalli acknowledged an issue with the voting, not the signatures regarding bills. A signature does not preclude a vote, but he would speak with Jill Goldsmith about the matter.

ADAMS HERITAGE CENTER

At Mr. Dalton's request, architect Lynne Spencer spoke briefly to the environmentally friendly components of the rooftop. After which the ALHC and members of Menders, Torrey, and Spencer, Inc. exited the meeting.

OLD BUSINESS

INVOICES APPROVED

Upon a motion made by Chairman Moalli, and a unanimous 5-0-0 vote, it was-

VOTED: To pay a \$1813.78 bill to Dyer Brown Southcoast Architects for the Maple Ave Survey.

Upon a motion made by Mr. Ducharme, and seconded by Mr. Ricci, and a unanimous

5-0-0 vote, it was-

VOTED: To pay a \$6950.00 bill to the West Mill Preservation regarding the Bradford house.

Upon a motion made by Mr. Ducharme, and seconded by Mr. Ricci, and a unanimous 5-0-0 vote, it was-

VOTED: To pay a \$148.48 bill to the Patriot Ledger for advertising.

Upon a motion made by Mr. Ducharme, and seconded by Mr. Gavigan, and a 4-1-0 vote, it was-

VOTED: To pay a \$25,537.00 bill to Menders, Torrey & Spencer, Inc.

Voting no: Paul Ricci.

Upon a motion made by Mr. Ducharme, and seconded by Mr. Dalton, and a unanimous 5-0-0 vote, it was-

VOTED: To pay a \$3086.22 bill to Dyer Brown Southcoast Architects for the Maple Ave survey.

Upon a motion made by Mr. Ducharme, and seconded by Mr. Gavigan, and a unanimous 5-0-0 vote, it was-

VOTED: To pay a \$7875.00 bill to Community Opportunity Group for an Affordable Housing plan.

Upon a motion made by Mr. Ducharme, and seconded by Mr. Dalton, and a unanimous 5-0-0 vote, it was-

VOTED: To pay a \$120.00 bill to King Information for storage.

PROJECT UPDATES

Mr. Gavigan requested an update regarding the Reed project. There was a brief discussion of the plans for the project which are prepared and available to view, but the bids are have yet to be done.

MINUTES

The committee agreed the minutes of the May 03 meeting be held until the following meeting.

REORGANIZATION

The committee discussed the departures of Mr. Labrache and Ms. duBois and agreed to hold reorganization for the next meeting.

DISCUSSION

There was a discussion of having a designated signature to expedite the process of paying bills. Mr. Ricci noted that his signature in effect is dually representing his positive vote.

NEXT MEETING

The next meeting of the CPC will be held on Thursday July 14, 2011 at 7:30 PM.

ADJOURNMENT

Upon a motion made by Chairman Moalli and seconded by Mr. Ricci, and a 4-1-0 vote, it was-

VOTED: To adjourn the meeting at 9:31 PM

Voting No: Craig Dalton

Respectfully Submitted,
Kate Kelly
CPC Secretary