

COMMUNITY PRESERVATION COMMITTEE
RECORD OF MINUTES AND PROCEEDINGS
FOGG LIBRARY
JUNE 26, 2008

PRESENT: Walter Flynn, Chairman
Arthur Mathews, Vice Chairman
Adriene Gowen, Clerk
James Cunningham
Thomas Curtis
Stephen Ford
Christopher Hannan

ALSO PRESENT: James Clarke, Director of Planning and Community
Development
Robert Luongo, Economic Development Planner
D. James McKinnell, Jr., McKinnell, McKinnell and Taylor

RECORDING SECRETARY: Christine Callbeck

Chairman Flynn called the meeting to order at 6:30PM and noted that all members were present.

MINUTES

Mr. Mathews made a MOTION to APPROVE the Open Session Minutes of April 24, 2008. Mr. Curtis SECONDED the MOTION. Mr. Cunningham offered a change to the minutes on page 8, line 3, should read Calnan Circle not Cadman Place. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the Open Session Minutes of May 15, 2008. Mr. Curtis SECONDED the MOTION. Mr. Cunningham offered a change to the minutes on page 5, paragraph 1, should read Mullin not Mullen. UNANIMOUSLY VOTED.

Mr. Mathews made a MOTION to APPROVE the Executive Session Minutes of May 15, 2008. Mr. Curtis SECONDED the MOTION. UNANIMOUSLY VOTED.

FOGG LIBRARY TOUR

Committee members recessed for a tour of the Fogg Library.

Mr. D. James McKinnell, Jr., President of McKinnell, McKinnell and Taylor Inc. of Norwell, Massachusetts gave Committee members a summary review of the building's condition. Mr. McKinnell's estimate for the exterior repairs is \$1.7 million dollars. If CPC approves \$382,000 and the LNR/Host Community Agreement provides their promised \$430,000, the project will still have a shortfall of \$888,000.

Mr. McKinnell stated his reasons why a rapid decision should be made on the repairs to the building. The weather and water are damaging the building. The longer the building is exposed

to the elements and not repaired the quicker the building will become more damaged. Mr. McKinnell reported there will be even more damage to the building by the end of the next winter.

Mr. McKinnell was able to secure the architectural construction designs of the original building from Boston. The exact roofing materials have been located and are included in the exterior repairs estimate. Mr. McKinnell stated that he feels confident with the cost estimate of \$1.7 million.

Mr. Clarke stated that the CPC has options and if they feel that it is important to get the work underway soon, CPC can look at adding the additional funding or the options of a short-term loan or bond of CPC funds. Other potential revenue sources such as grants may be available. The Massachusetts Historical Commission has previously funded repairs to this building back in the 1980's. The building is on the National Register. Additional things being worked on are the potential uses for the building.

Ms. Joanne Lamont, Director of the Library stated that the doors of this building were locked in September of 2005. Staff members were getting sick because of mold in the building. Due to the moisture and mold, many of the materials in the building will need to be destroyed. Ms. Lamont has looked at grants for the interior of the building. The question is what the potential use of the building will be. Weymouth is rich in history; the Town could make this building the Town's archival building and a vital part of Columbian Square. The front room could possibly be an internet café. Fogg Library could become a welcome center to Weymouth with potential for securing tourism grants.

Mr. Clarke stated that these are all just ideas that the Committee is kicking around. Mr. Clarke stated that the Mayor feels that a committee should be formed including some of the local residents and try to figure out what to do with the building when the exterior is completed. When the committee determines what to do with the building, it will open endless options for grants for the interior of the building. Mr. Clarke stated that the most important topic at the moment is securing funding for the exterior work and getting that work completed. Mr. Clarke would like to see the CPC absorb the information and be prepared to discuss and possibly take action at the July meeting.

COMMENTS

Councilor Robert Conlon stated that he liked the idea of an internet café.

Mr. Mathews stated that before the CPC invests money in the exterior repairs he would like to see hard core estimates for the interior repairs. Mr. Mathews stated that the handicap entrance is completely rotted. Mr. Clarke stated that he can get a price for the interior repairs; HVAC, walls, ceiling, etc. for the July meeting.

Councilor Ed Harrington asked what the Town will do for the future of the building to make it more efficient.

Mr. Ford asked what is the cost to have the mold removed from the building.

Mr. McKinnell stated that his estimate included the repair and removal of mold from some of the interior walls. With regards to energy conservation, he can look into that with regards to the windows and roofing insulation.

Mr. Mathews asked Mr. McKinnell how firm are the cost estimates.

Mr. McKinnell stated that he is very confident in the figures. He has included appropriate contingencies into the estimates: 25% overhead contingency, 10% construction, and 10% funding. Chairman Flynn asked what the shelf life of the estimate is. Mr. McKinnell stated only through next year.

Councilor Harrington asked if we have to make the building handicap accessible. Mr. Clarke stated that that will be an issue for the Committee to evaluate. It will also factor into how the Town plans to use the space. Chairman Flynn stated that if you invest certain amounts of funding other thresholds come into play with regards to making the building handicap accessible. Mr. McKinnell stated that he will have the information with regards to the codes analysis pertaining to how the ADA thresholds can come into play.

Mr. Cunningham asked if the funding of \$382,000, proposed to CPC, would be enough to seal up the building for the winter. Mr. McKinnell stated no, that would not be enough. The building needs roof and masonry work to secure it before the winter. Mr. McKinnell hopes to bid this fall and get a contractor and make the contractor responsible for shrink wrapping the top of the building. Mr. Clarke stated that sealing up the building for winter is an option, but he then needs to talk to the Mayor and either decide to go forward or do only a little bit. Mr. Clarke stated that the whole roof needs to be replaced. Mr. Clarke asked Mr. McKinnell if the project could be done in phases. The answer ultimately was that it would be difficult and more costly.

Mr. Curtis asked if knowing that moisture and mold exist in the building, can the books be removed. Ms. Lamont stated that the materials that are currently in the building are of no value because of the moisture damage.

Councilor Michael Smart stated that he expected to see much more damage when he came in. He now wonders how come the Town didn't do more for the building in the past. Councilor Smart feels that the Town must hold onto the building as part of the Town's heritage and history. The building is important for the community and important to Columbian Square. Councilor Smart suggested the Town do something with the building and then maintain it.

Councilor Harrington stated that it is in fact a beautiful building. It should be preserved like a slice out of time. It is also a money pit. Councilor Harrington estimates \$4million will be spent and it will be utilized. The building must be maintained. It is probably the town's most historic building and it is a shame that the repairs are coming at the Town's worst financial moments.

Councilor Conlon stated that this library reminds him of his childhood at the Crane Library in Quincy. Councilor Conlon stated that he would like to see another generation come here to this library and have the same memories as he does of the Crane Library.

Chairman Flynn stated that the repairs cannot be made using operating money. Chairman Flynn asked Mr. McKinnell what the escalated costs would be for the repairs should the project be put off for a year.

Mr. McKinnell stated that he does expect construction costs will jump ahead 4%. Mr. McKinnell stated that if the Town does not protect this building the deterioration will advance and drive the cost up more.

Chairman Flynn recapped. Mr. McKinnell will look at the ADA requirements. Mr. Clarke will look at advancing the discussions on the interior repair for the meeting in July. Ms. Lamont stated that she currently pays \$6,000 in fuel costs for the year.

Councilor Harrington stated that the current library cannot get accredited because they need additional funding of \$47,000 and the Town is now considering \$4 million dollars for this library/building.

Councilor Conlon stated that he knows of a way to generate funds for the Fogg Library, sell the Weymouth Housing Authority building because it is a dump and put the money into the Fogg Library.

Mr. Ford stated that he has long been in favor of funding a grant writer for \$75,000 and he believes that the Committee will receive the benefits for that effort ten times over.

Councilor Kevin Whittaker thanked the Committee and Chairman Flynn for inviting him and his wife and children here this evening. Councilor Whittaker and his family have wanted to get back into this building for some time now. Councilor Whittaker stated that this is a great opportunity for CPA funds. It allows the town and taxpayers to get more bang for their buck, by using tax money and state matching funds. Councilor Whittaker stated that he realizes that funding is an issue but if the CPC advertises for a public hearing he would approve it. Councilor Whittaker looks forward to moving this project forward.

Mr. Cunningham suggested that the Committee explore all grant possibilities like library funds. Mr. Clarke stated that the Massachusetts Historical Commission's maximum grant amount is \$100,000 and not everyone gets that full amount. They are the prime source for historic preservation projects. Ms. Lamont stated that no funding is available from the Massachusetts Board of Library. Mr. Clarke stated that this will be a multi-year project and in some cases the options for grants are limited.

Chairman Flynn stated that he senses a degree of urgency for the project as it has been presented to the Committee tonight.

Councilor Harrington asked Chairman Flynn if the CPC is able to guarantee a loan and if funds are raised CPC could reimburse itself. Chairman Flynn stated yes, the CPC is capable of guaranteeing \$1.7 million and can be reimbursed.

Mr. Clarke stated that he would like to speak with the Town's finance department before the July meeting. Mr. Clarke stated that he would like to be able to come to the July meeting with a menu of options for the Committee.

Mr. Ford suggested increasing the town's 1% CPC surcharge as a fundraiser. Chairman Flynn stated that he would not be in favor of that idea.

LEGISLATIVE AGENDA – CHANGES – SB137

Chairman Flynn stated that this change was proposed. It went to a joint committee and languished on the hill for two years. The positive point is that it was reported out favorably and in all probability these amendments will not be voted on favorably, but probably not until being resubmitted next year.

Mr. Ford stated that his interpretation is that if use of land purchased after adoption can be maintained and funded by the CPA.

Chairman Flynn stated that the Newton lawsuit has raised the issue. Language of the law was discussed. Chairman Flynn stated that what CPC's would like to do with Recreation will be hampered unless the change is made. The new proposal before the house will allow funds for active and passive recreation on previously owned Town land. Chairman Flynn stated that they propose a 75% guarantee and an increase of fees collected – raise to a maximum of \$70. Chairman Flynn asked Committee members to read the packet that he handed out and compare the information to 40B. Chairman Flynn stated that this CPC will be interested in what they can do with funds until the SB137 language is changed.

Chairman Flynn stated that the bonding question will be raised at the next meeting. Can CPC bond beyond the period of the CPA surcharge being collected?

NEXT MEETING

The next meeting of the Community Preservation Committee will be held on July 17, 2008 at 7:00PM.

ADJOURNMENT

At 9:07PM, there being no further business, a MOTION was made by Mr. Ford to ADJOURN and SECONDED by Mr. Curtis. UNANIMOUSLY VOTED.

Approved:

Walter H. Flynn, Jr., Chairman

Dated:
