



COMMUNITY PRESERVATION COMMITTEE
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

MINUTES OF THE COMMUNITY PRESERVATION COMMITTEE

Meeting date 2/25/2021 | Time 6:00 pm | Meeting location GoToMeeting Online

Six members present: John Broderick, Tracey Plantier, David Trebbe, Gordon Allen, Jim Burke and Dave Proto. Brian Fitzgerald and Stoughton Smead joined later. Also present, Karen Vlohiotis (CPC Recording Secretary).

Also present: Stanley Soja, Mark Nowak, Mark Manolakis, Tina Windolowski, John Drost, Bryan Litz, Kathy Sarnelli (pickleball supporter), Kevin Burke, Olivia, D'Amour, John Hegarty, Donna Johnson, and Dennis Windoloski

6:04 p.m. – John opened the meeting and announced it will be recorded. No one else indicated the meeting is being recorded.

I. Open Forum

- a. No one took advantage of Open Forum.

II. Old Business

a. 186V Tinkham ROFR

Discussion:

John – The Board of Selectmen (BOS) is waiting for Town counsel's opinion and recommendations with regard to the application. Tracey mentioned the Open Space Committee met and has no concerns with the application submitted by the Community Preservation Committee (CPC). Discussion regarding the timetable as a result of the letter and legal questions? John stated it is a moving target, tentatively June 2nd which is the end of 120 days. Ninety days to close after that if the town decides to purchase. March 11 is the CPC's deadline to allow for write up of Warrant Articles.

b. Memorial Recreation Complex Project

Discussion:

Bryan Litz Recreation Director – explained the main components of project (pickleball courts, skating rink, dog park, bike paths and turf renovation at Memorial School) and the funding split amongst the project components. Request from the CPC would be supplemented by grants. For the dog park, 90% from Stanton foundation and 10% from the CPC. They will also apply for biking grants. Funding from Friends of Recreation (FOR) would raise \$25,000. Four to six Pickleball courts with fencing and lighting. The ice skating rink can be flipped and expanded and is expected to last 10 to 15 years. The Dog Park is fenced in. Other miscellaneous expenses: turf needs to be seeded, fix parking lot lighting. Bryan understands the status of Memorial School still in question. Asked the CPC to look at it as project specific not site specific. Funding is specific to each component. Bryan indicated the project can be implemented at alternative sites

and is willing to unbundle the project if needed. The CPC is concerned that it will impact the cost of the project.

Stan Soja (Playground and Recreation Commission) spoke in favor of the project, the added value to the community, most access is free of charge and increases property values.

The CPC expressed concern voting for a project when the site for the project is not definitive. The BOS needs to make a decision of the status of Memorial School. If the BOS approves location for project, the CPC can move forward. It was also noted that some residents may be in favor of one project but not another. Project needs to stand on its own with details explained. If a resident doesn't like one component of the project they may vote against the entire project.

Tracey asked about the locations discussed? Bryan responded pickleball will be situated at Wilbraham Middle School or the High School. The dog park and bike path would be next to the soccer fields. He doesn't know about the ice rink at this point.

Further discussion regarding the actual cost to the town. Bryan is also looking into grants, fundraising, naming rights. Pickleball is not as much a fundraising avenue. FOR funds tend to go where it is needed most. The projects are expandable. Project details were not included in the application for brevity.

Dave T. noted that the CPC approving application allows them to move forward.

John Hegarty spoke in favor of all projects. He doesn't want to see delays due to location question. He will help Bryan amend application, if needed. John B. indicated approval from BOS is needed to implement the project at Memorial but is not sure if a decision is expected soon. Bryan L. noted that turning around an application with new location in 2 weeks would be difficult. Dennis W. asked the CPC to propose next steps for Bryan.

c. Soccer Fields Project

Discussion:

John referenced an e-mail from the project applicant and asked if there was a motion to cancel or discuss? There are questions concerning the use of volunteer labor and whether a non-profit entity with volunteer labor needs to pay prevailing wage? This will be tabled until the next meeting.

III. New Business

Discussion:

Mark Nowak presented two applications for the Country Club of Wilbraham (CCW): Construction of cart paths from the 1st hole to the 9th hole and replacement of the fence. The cart and walking paths can also be used for snow shoeing cross country skiing and dog walking. Part of the area was destroyed by water runoff project from Stony Hill Road. John B. asked what is the total project cost in 3 phases? Mark N. indicated this is 100% of the project in this application; other phases can be removed. It was asked whether there are alternate sources of funding? Mark N. indicated the CCW does not have collateral and cannot borrow any funds.

Jim B. asked if this is within tenets of CPC act; are they a for profit group? Mark N. confirmed they are not for profit. John B. said the CCW has a lease with the town. The application mentions procurement laws. As the project is over \$10,000, they may be subject to prevailing wage. Discussion amongst the Committee whether this is appropriate for capital improvement. Brian F. stated this a good project and is in favor of both projects. Gordie agrees improvement is needed and the fence needs to be replaced. Tracey noted the Town does subcontracting at a reduced cost. She asked if the town was approached to do this and if it would be cheaper? Mark N. does not believe so. John indicated it will have to go out to bid. Town Counsel and Town Admin may have to weigh in. John Drost noted the CCW is recreational; it offers junior golf clinics, allows Minnechaug golf team to use and Town residents have the opportunity to play on course and just pay greens fees. The fence may be subject to bid. The fence benefits land and property and the paths offer multiple benefits. There are still questions on the appropriateness. Project will be voted on 3/11. The CPC will let Mark know if there are any questions.

IV. Other Business – Site Visits

John encouraged Committee members to tour the proposed project sites.

Next meeting – Budgeted Reserve fund. John will send the Committee information. He may have Nancy come in and explain it.

V. Approval of Minutes

2/11/2021 Minutes. Tracey motion to approve, Brian F. seconded.

Roll call: Brian F., Gordie, Dave T, Tracey, John B. in favor. Jim B. abstained.

VI. Administrative and Operating Account

Discussion:

John B. – The Committee can vote up to 5% of annual revenue. New expense for Recording Secretary wages. Dues are \$1,750. Other legal expenses such as appraisals. If it is not spent, it goes back to Undesignated Fund Balance. John will forward the worksheet to the Committee.

Dave T. asked if there can be a negative balance if they took out a bond. John agreed.

Motion to adjourn by Gordie at 9:02 p.m. Seconded by Brian. Roll call Vote: All in favor.

Submitted by: Karen Vlohiotis

Date: 3/2/21