

Oak Bluffs Community Preservation Committee
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Joan Hughes, Chairman
Jevon Rego, Vice Chairman
Amy Billings
Jim Bishop
Jim Dearing
Ewell Hopkins
Charles Rock
Jaye Shelby
James Westervelt
Margaret Knight, Admin. Assis't

**Oak Bluffs Community Preservation Committee Minutes
January 7, 2019, 7:00 p.m.**

Present: Joan Hughes, chair, Jevon Rego, vice-chair, Amy Billings, Jim Dearing, Jim Westervelt, Charles Rock, and Jaye Shelby

Also Present: Margaret Knight, CPC Admin Assistant, Maura McGroarty, Megan Farrell, Mark Friedman, Matthew D'Andrea, Dave Grunden

Minutes

The minutes from the December 17, 2018 CPC meeting were approved.

Updates

Fire Museum

Amy said she is meeting with the Zabltoneys to discuss the design of the display cases for the Fire Museum. After the cabinets are done, the Zs will work on placing the artifacts.

Interviews with CPA Applicants

Oak Bluff School Recreation

Megan said she wasn't able to get the asphalt work done in the fall, so she is applying for the extra funds needed for the project in this next fiscal year. She said the field work has all been done by the Field Fund. She said the split rail fence is up.

Megan said she has found someone who wants to help and give \$35K. She said this person is in construction, and suggested sealing the cracks in the asphalt of the courts and then put a coating on. She said he would do this work for the school, including the basketball court, tennis court, and a pickle ball court.

To come up with a new budget, Megan said she took out the big ticket items from the Construction Budget Phase 2 (10/1/18) to do with the courts and put them on the budget she handed out (1/3/19). She said the hardscape isn't changing. She said in the new proposal, they would re-vinyl the fence for \$11K rather than replacing it for about \$80K. The regrinding the asphalt would be \$90K but with the new plan, that wouldn't be done at all. She asked the committee to help decide which plan to go with.

Megan said with the new proposal she would be asking for \$53K. She said about \$15K of the \$250K grant from last year has been spent on the fence and baseball diamond removal. She said private donations are about \$42,643.

Megan said doing the court by sealing the cracks might last 10 years before they start to crack again. She said new asphalt might last 25 years, and need to be recoated every 5 years. Megan said even if they don't go with the new plan, this potential donor is still willing to give \$35K to the project.

Megan said the playground is still in the new plan [for about \$180K], on the other side of the basketball court. Megan said she feels comfortable with the potential donor but is not sure about what would happen in 5 to 10 years when it starts to crack again. She said the potential donor said he would fix it again.

Joan said it would be beneficial that this is an island person who would do the work. Jevon clarified that the only difference between the two proposals in terms of work done is that in one, the courts would be redone, for an additional request of \$53K, and in the other original proposal, the courts would be completely replaced, for an additional request of about \$238K. Jim W. expressed concern about court work needed in the future. Megan said there wouldn't be funds in the capital improvement part of her budget.

Amy questioned about the bidding process. Joan said the donated work wouldn't need to be bid. Megan said the items left could be bought from rfp approved sites, according to Bob. Megan said Doug would be in charge of the work other than the courts, including the playground. Amy questioned if there is enough money for the playground and all the other things, and also the issue of a project using some funds from donation and some from CPA. She said it needs to be specific about what CPA is covering. Megan said she has been to Bob about this new proposal.

Joan said the playground budget is generic so it could be changed if necessary after the bid process. Megan said the line item costs are from Kris Horiuchi's original rfp that came back too high. She said the numbers are from Lawrence Lynch. Jevon said Bob can figure out the bidding aspect. Amy said she was afraid of the project running short again, and that if \$53K is on the budget, probably more is needed. Joan said she didn't see how \$200K was enough for the playground. She said Bob needed to figure out how to do this project.

Megan said she is looking at a playground surface that is ADA compliant but isn't poured in place. Amy said it was as expensive at Niantic because the surface had to be so thick. Jim D. expressed concern about drainage on the courts, and that cracks would come sooner if they're not draining correctly. Megan said the potential donor has had much experience in assessing that. Joan asked about maintenance, whichever plan was used. Megan said she spoke to the school committee about maintenance, but that they can't commit future funds. Maura said the high school has a budget for their fields, as a line item. Megan said it's a capital improvement question. Jim W. said the school can't come back to CPC for maintenance. Megan said the school has approved \$15K annually for maintenance of the fields.

There was discussion of whether a contract would be involved with the potential donor. Joan said she wasn't comfortable that the figures would stay as they are. It was agreed that Megan should work with Bob. Megan said the potential donor said it would cost \$35K to fuse the cracks in the courts, add a 1" layer of asphalt, and then a coating. She said LL estimate was \$42K for the seal coating. Jevon asked for an update on the LL figures. Joan asked for a budget that compared the LL figures with the figures of the same work done by the potential donor.

Toxic Jellyfish in Farm Pond

Dave Grunden said the concentration of the toxic jellyfish in Farm Pond is the highest on the East coast. He said they are finding them as far south as NJ. He said it's an invasive species. He said they're trying to figure out whether they can open Farm Pond for shell fishing and other recreation uses off season because the jellyfish is usually there only in the summer months.

Dave said they are looking for a prey animal to control them, and they are trying to figure out what the jellyfish are feeding on. He said they are eating some of the fish. He said they need to do more studies in tanks. He said they have had 8 publications on these jellyfish studies.

Dave said he didn't think there would be much change after the culvert is replaced, and that they haven't seen them leaving the pond. He said they are in other ponds on the island. He said they collected over 100 in an hour in Farm Pond, while in Sengekontacket they collected 4 in the same amount of time. He said they are doing genetic comparisons.

Dave said the study will be done in space at the Hatchery, and that they will get assistance from state and federal agencies. He said they would continue with the study for three years, even if they find something right away. Joan said the project qualifies under recreation.

High School Track

Matt D'Andrea, superintendent of schools, and Mark Friedman, high school finance manager, presented the project. Matt said a 2012 evaluation determined that the track built in the mid-90s needed to be dug up and rebuilt. He said a group of parents in 2015 secured about \$280K toward a new track and field which would cost about \$1.2 million. He said since then, the high school has attempted to partner with private groups but was not successful, so the school committed decided the high school needed to do the project. They hired an OPM and a designer, who began recently and put together a plan that moved the track to across the road where the football field is, changing its configuration.

Matt said the CPA money expired, and that they got an extension in some towns, while some, like OB, took the money back. He said they have a master plan from Huntress and the HS has voted \$350K to put construction plans together. He said they still need to decide on a grass or artificial infield, but that CPA money would be used for the track surface, which would cost \$652K. He said whole project will cost \$3 to \$3.5 million. He said that once they have firm plans, they will fundraise, and that there are groups interested in helping. He said they would ask towns to help with the balance. Mark said the \$6.7 million figure at the bottom of the budget includes items that won't be done, like the stadium field house.

Matt said if construction documents were done by summer, fundraising would go on in summer into fall. If not all was raised, they would ask for money in warrant articles, and construct in the summer of 2020. He said there are no negotiations with the Field Fund presently. Mark said the designer has proposed that the new track surround the football field, and so would not be as long and narrow, which would utilize the field more efficiently. He said the present track area could be used as a practice field.

Mark confirmed that the track can't be done separately from the field. He said the school committee is still looking at the designs. Joan said they are asking the CPC to put the \$63K back into a 3 year holding pattern. Mark said the track was temporarily re-surfaced last year, with a life span of 3 or 4 years, so the new track needs to be done by

then. Mark said it will be important for raising money to show that the towns still support the project.

Mark said the original requests to the towns didn't come through the high school, and that the plan was about $\frac{3}{4}$ million dollars for the track. He said he didn't know how the requests to the town were figured. He said he thought Edgartown and Chilmark were keeping their grants available. He said Tisbury recommended half of the original grant. He said he thought West Tisbury was keeping the money available. Joan said an OB grant would be tied to hard costs only. Mark said they plan to bid the track so that the billing would be only for that.

Margaret said the high school submitted a regional application in the fall asking for the rescinded \$63K, and she had told them the committee would consider the application if they had a new design and budget in time.

Sea View Avenue Seawall/Coastal Bank Preservation

Joan said CLE, now Foth CLE, surveyed the beach and seawall from the SSA to the Farm Pond culvert to see its condition and what would be needed to fix it. She said it would be about \$2.5 million. She said some of the seawall was fixed in 2008. She said much of the stretch is rated F (failed). Joan said it's not clear what the requested \$30K would do. She said the budget comes from a figure to annually maintain parts that are already at a C level. Joan said she would contact Carlos for clarification. Joan said they have put a fair amount of money into Pay and Inkwell, but from the new stairs to the SSA hasn't been touched, nor from the revetment at Inkwell down to Farm Pond.

Amy asked if any part could be pulled out of the budget, that could be done now but would stay there even if a larger restoration was done, like growing on the bank between the stairs and Inkwell, a bank which is sturdy now. Joan said the big problem in runoff is the storm drain, which is not at the low point at Inkwell. She said they can't get the state to respond, and it's a state road. Maura said concrete pieces have been coming out of the sea wall. Joan said the town is more likely to get state money for the sea wall since it's a state road. Joan said she wanted to ask Carlos how much of the engineering has been done.

Future Meetings

Amy said the one tennis court that wasn't included in the Niantic CPA grant cost \$20K just to resurface.

It was agreed to deliberate on Jan. 28 and then vote on Feb. 4. Charles suggested starting voting on Jan. 28. Amy said she wouldn't be there.

Next meeting: The meeting was adjourned at 8:50. The next meeting is scheduled for January 28.