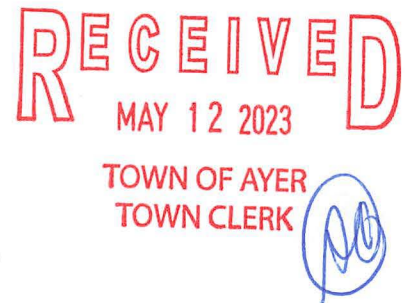




**Town of Ayer**  
**Community Preservation Committee**  
Town Hall \* One Main Street \* Ayer, MA 01432  
Minutes for 3/22/2023



Location: Remote Meeting via Zoom, accessible to public, due to ongoing pandemic

Members present: Janet Providakes, Chair (Housing Authority); Julie Murray, Vice-Chair (Planning Board); Beth Suedmeyer (At Large); Barry Schwarzel (Historical Commission); Jess Gugino, Clerk (Conservation Commission); Jason Mayo (Parks & Recreation); Colleen Krieser (At Large/Affordable Housing Trust)

APAC taped: Yes

**7:02 PM – Open Meeting**

- **Confirmation of Agenda**

- **VOTE:** C. Krieser moved to confirm the agenda as amended to add on review and approval of Spring Town Meeting CPC Warrant Articles; B. Schwarzel 2<sup>nd</sup>.
  - Motion approved unanimously by Roll Call Vote 7-0.

- **Public Hearing: Application for funding: Pirone Park Playground Restoration, Phase II, 0 Bligh Street. Ayer Parks Department (\$750,000)**

- CPC member Jason Mayo, as Chair of the Parks Commission, and Jeff Thomas, Parks Director, made the presentation.
  - Previously discussed at CPC meetings, including 2/1/2023 (where CPC voted to forward the application to this Public Hearing), and 3/1/2023 (where a brief update was provided).
- As noted at previous meetings, the strategy for the rebuild of Pirone Park/Kiddie Junction was changed.
  - Phase I, for the demolition of the old playground due to arsenic contamination and the remediation of the soil, was also supposed to include partial reconstruction of the playground with subsequent phases to complete the rebuild.
    - The demolition and remediation, started in 2022, was completed in February 2023, with MassDEP signing off on a clean bill of health.
  - Because of the continuing rise in cost of materials, it was decided to do a full rebuild under a single Phase II, this application.
  - Phase I received funding totaling \$840,000, including \$400,000 from CPA funds via Spring Town Meeting 2022.
    - Since only the demolition and remediation work have been completed, the funds left over amount to \$552,034, and this will be applied to the Phase II rebuild/restoration.
      - (Since the wording of the Phase I CPA grant included partial rebuilding, there is no problem with the remaining funds from this grant being applied to Phase II.)





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- (J. Providakes also reminded folks that CPA funds unused at the end of any project simply remain in CPC's coffers.)
- Phase II: BETA, the consulting firm working with the Parks Department, gave a revised estimate of the cost for a total rebuild (including a nature play area) of \$1,518,659.74.
  - When the held-over funds (\$552,034) from Phase I are deducted, the amount still needed to raise is \$966,625.74.
- This application seeks \$750,000 in CPA funds for this purpose via Warrant Article, with an additional \$220,000 to be sought through a Capital Planning Warrant Article.
  - Both Warrant Articles will be voted on at Spring Town Meeting (April 24, 2023) and if passed, Phase II will be fully funded and can then proceed.
- Mr. Thomas detailed the proposed timeline.
  - Equipment will be ordered/purchased as soon as possible, given constantly rising material costs that have tripled in the past year), though it may take up to 16 weeks for material to arrive.
    - (CPA funds will be available immediately after Town Meeting, while Capital Planning funds won't be until the start of the new Fiscal Year in July.)
  - Immediately after Town Meeting, the project will be put out to bid.
    - Depending on contractors and availability, it is hoped construction could start in June, though Mr. Thomas said it was probably more realistic to assume an August start with an October finish.
      - He was confident the restoration project would be completed in 2023.
- The rebuild will result in a new playground that meets current standards for both safety and ADA-compliance (Americans with Disabilities Act).
  - Mr. Thomas estimated between 7500-10,000 people previously used the playground yearly so it is a real benefit to the Town and its residents.
- B. Suedmeyer noted the high cost of the pour-in-place play surface detailed in the cost estimate slide.
  - She had concerns about the possibility of contaminants in the material and wondered if the footprint of its use could be reduced at all – which might in turn also lower some of the cost.
  - In the current design, the play areas are set on the pour-in-place surface, with asphalt for the immediately surrounding area and walkways.
    - Mr. Thomas said that since they are not yet at the final design stage, they would raise this concern with BETA for consideration.
  - B. Suedmeyer also encouraged more public input opportunities.



City of Toronto  
 Department of Parks, Recreation & Culture  
 100 Queen Street West, 4th Floor  
 Toronto, Ontario M5H 2N2

11. The Board also requested that the City fund the cost of the end of the project, which is in the City's collection. Please see the Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000.

12. When the Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received, the Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

13. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

14. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

15. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

16. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

17. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

18. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

19. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

20. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

21. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

22. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

23. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

24. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.

25. The Board's request for funding for the City's contribution to the cost of the project, including a request for a revised estimate of the cost for a total of \$1,100,000, was received.



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- B. Schwarzel expressed his strong support for the project.
- J. Murray said the same and that it has been a “huge miss” for her family not to have a local playground.
  - Since Kiddie Junction’s closure, she has taken her children to playgrounds in other towns, but has observed that it is not the same because kids no longer bump into friends and classmates as they do when it is local.
- **VOTE:** C. Krieser moved to forward the Pirone Park Project application to a vote at Spring Town Meeting on April 24, 2023; B. Schwarzel 2<sup>nd</sup>.
  - Motion approved unanimously by Roll Call Vote 7-0.
- **VOTE:** J. Gugino moved to close the Public Hearing for the Pirone Park Project application; B. Suedmeyer 2<sup>nd</sup>.
  - Motion approved unanimously by Roll Call Vote 7-0.

**CURRENT BUSINESS**

- **Review and Vote: Draft CPC Warrant Articles for Spring Town Meeting 2023 (April 24, 2023)**
  - J. Providakes had previously circulated drafts for 3 CPC Warrant Articles, two for the annual disbursement or transfer of revenue funds and the third for the Pirone Park funding application discussed above.
  - Pirone Park Phase II funding request
    - **VOTE:** The draft was reviewed and J. Gugino moved to accept the Warrant Article as written; J. Murray 2<sup>nd</sup>.
      - Motion approved unanimously by Roll call Vote 7-0.
  - Annual CPA Revenues Disbursement
    - The Mass. Department of Revenue (DOR) has not released their final figures yet so the Town Accountant’s office provided J. Providakes with revenue numbers as close as possible to what they expect.
      - Since the Town Warrant closes within a few days, adjustments to the disbursement figures based on final DOR numbers will need to be made at Spring Town Meeting itself, if necessary.
      - The Town Assessor’s office indicated surcharge tax revenue of \$682,000.
      - The Town Accountant’s office currently estimates State matching funds of \$410,000.
      - The estimated total for the annual disbursement is therefore **\$1,103,000**, and the figures provided in the Warrant Article discussed below are based on this number.
    - In previous years, CPC has had two Warrant Articles covering administrative expenses:



Town of Agier  
Community Preservation Committee  
Town Hall - One Main Street - Agier, MA 01412  
Telephone: 408-232-3333

- B. Johnson expressed his strong support for the project.
- J. Johnson said the same and that it has been a "huge miss" for her family not to have a local playground.
- Since Kiddle Junction's closure, she has taken her children to playgrounds in other towns, but has observed that it is not the same because kids no longer bump into friends and classmates as they do when it is local.
- MOTION: On the second moved to forward the Pine Park Project application to a vote at Spring Town Meeting on April 24, 2012. B. Schumacher 2nd.
- A motion approved unanimously by Roll Call Vote 7-0.
- MOTION: On the third moved to close the Public Hearing for the Pine Park Project application. B. Schumacher 2nd.
- Motion approved unanimously by Roll Call Vote 7-0.

**COMMUNITY BUSINESS**

- Review and Vote: Draft CPC Waiver/Articles for Spring Town Meeting 2012 (April 24, 2012)
- A. Provided and previously circulated drafts for 1) CPC Waiver/Articles for the annual disbursement or transfer of revenue funds and the third for the Pine Park funding application discussed above.
- MOTION: The draft was reviewed and J. Cingino moved to accept the Waiver Article as written. J. Johnson 2nd.
- Motion approved unanimously by Roll Call Vote 7-0.
- Annual CPA Revenue Disbursement
- The Mass Department of Revenue (DOR) has not released their final figures yet so the Town Accountant's office provided a Proforma with revenue numbers as close as possible to what they expect.
- Since the Town Waiver closes within a few days, adjustments to the disbursement figures based on final DOR numbers will need to be made at Spring Town Meeting itself, if necessary.
- The Town Assessor's office indicated average tax revenue of \$682,000.
- The Town Accountant's office currently estimates state matching funds of \$410,000.
- The estimated total for the annual disbursement is therefore \$1,092,000, and the figures provided in the Waiver Article discussed below are based on this number.
- In previous years, CPC has had two Waiver Articles covering administrative expenses:



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- one that allocated funds to the CPA budget categories (Open Space, Historical, Housing, and Undesignated), along with a small amount for administrative expenses;
  - a second separate article for an additional amount for administrative expenses that included due diligence, title searches and related administrative tasks.
- At the suggestion of B. Suedmeyer and after discussion, CPC members agreed to eliminate the second article and have administrative expenses combined into the one article.
  - In addition, CPC members decided to raise the administrative expense allotment to the full 5% allowed by the Community Preservation Act, and incorporate phrasing from the second article to indicate these administrative expenses would include use for due diligence, title searches and related tasks.
- Based on the projected revenue of \$1,103,000, the numbers to be used in this Warrant Article are therefore:
  - \$55,150 – (5%) for administrative expenses, including due diligence, title searches and related administrative tasks;
  - \$110,300 – (10%) to the Open Space category;
  - \$110,300 – (10%) to the Historical Preservation category;
  - \$110,300 – (10%) to the Housing category;
  - \$716,950 – (remainder) to the Undesignated Fund Balance.
- **VOTE:** B. Suedmeyer moved to approve the warrant article for the disbursement of CPA revenue as amended, allowing for details of the funding amounts to be changed at Spring Town Meeting if updated information is provided by the Department of Revenue; J. Mayo 2<sup>nd</sup>.
  - Motion approved unanimously by Roll Call Vote 7-0.
- **7:53 PM – Adjourn Meeting**
  - CPC's Next Meeting: April 5, 2023, 7 p.m.
  - **VOTE:** B. Suedmeyer moved to adjourn; C. Krieser 2<sup>nd</sup>.
    - Motion approved unanimously.

Minutes Recorded and Submitted by Jessica G. Gugino, Clerk

Date / Signature Indicating Approval: April 5, 2023 