

GLOUCESTER CITY COUNCIL
Special Budget & Finance Committee
Tuesday, February 11, 2014 – 6:00 p.m.
Kyrouz Auditorium – City Hall
- Minutes -

Present: Chair, Councilor Melissa Cox; Vice Chair, Councilor William Fonvielle; Councilor Paul McGeary
Absent: None.

Also Present: Kenny Costa; Jim Duggan; John Dunn; Maggie Rosa; Steven Dexter

The meeting was called to order at 6:10 p.m.

1. *Supplemental Appropriation-Budgetary Transfer Request (#2014-SA-46) in the amount of \$100,000 for the purpose of matching funds for a Mass. Cultural Facilities Fund grant application for continued restoration of City Hall*

Speaking on behalf of the City Hall Restoration Committee (CHRC), **Maggie Rosa**, said the reason there is a sense of urgency for this Supplemental Appropriation, is because the City Hall window restoration project is near completion, in particular for the auditorium of City Hall. The CHRC is applying for a Mass. Cultural Facilities Fund Grant for \$150,000 and the match comes from the \$36,000 last round CPA funding and money that is leftover for the on-going restoration at about \$23,000 and this Free Cash appropriation. **Ms. Rosa** pointed out with the Mass. Cultural Facilities funding the money can be used before the application is approved, a very unique feature. She said long as the invoices are dated after the first of the year, and the grant application is filed, the CHRC can use this money as the match. The CHRC wants to use this match to complete the windows, and the money from Mass, Cultural Facilities would be for extensive masonry repairs to the City Hall façade, **Ms. Rosa** noted. She spoke about the latest contract extension with Campbell & Co. who are doing the window work. She said it is hoped to get a change order in place to do windows on the south and east side of the auditorium, so that the work can be completed by the end of May.

Jim Duggan, CAO said the CHRC has gone to extreme measures to raise funds to leverage grant funding for City Hall's restoration. He added that a priority by the Administration is to help with the investment in City Hall with Free Cash and is supportive of this appropriation.

Councilor McGeary said that regardless of getting the grant, \$100,000 would be spent on City Hall repairs and would count towards the grant match. **Ms. Rosa** said the estimated cost for the outside restoration for masonry repair and two handicapped parking spaces in the Administration parking area is \$1.2 million, adding everything together. She noted the CHRC will apply for \$400,000 from Community Preservation Act (CPA) funds which she said is a long shot because the Community Preservation Committee is reluctant to take on more debt. **Councilor McGeary** asked what the target number is from all financing sources to keep the restoration work going. **Ms. Rosa** said \$300,000 (\$150,000 for windows and \$150,000 for crucial masonry repairs. **Councilor McGeary** noted that the CHRC has reconsidered the amount to ask for in grants (memo on file). **Ms. Rosa** confirmed that the new amount to apply for in grants is \$150,000 and so the CHRC only needs \$100,000 in matching funds, she said. The total from all sources is \$300,000, **Councilor McGeary** confirmed with **Ms. Rosa**, and that there is donated money in hand.

Councilor Fonvielle asked how much has been spent on restoration to date. **Ms. Rosa** said since 2004, about \$4.5 million in total. She also confirmed approximately \$200,000 has been raised from private sources. That \$200,000 has been spent on a sound system, shades, bell clock repairs, and \$100,000 was transferred for restoration overruns, as well as ADA work, she noted. **Councilor Fonvielle** was informed there is \$23,000 in donated funds available.

Councilor Cox said she appreciated the reeling in of expectations of grant requests for the Mass. Cultural Facilities grant. There will be a CPA application for \$400,000, **Ms. Rosa** indicated. **Councilor Cox** asked if CPA funds already come forward and donations will be used as a match, noting the \$100,000 from Free Cash can be spent immediately. **Ms. Rosa** said the money would be used to finish the window work, reiterating an earlier statement. **Councilor Cox** expressed concern that money will be spent before the grant application is made. **Ms. Rosa** confirmed it was a non-issue. **Mr. Duggan** added that the normal course is money can't be spent before a grant is accepted. He said that he confirmed the money can be still spent for the proposed activity before being approved for a Mass. Cultural Facilities grant. He agreed this is a unique situation.

Councilor McGeary asked about the City Hall boiler. **Mr. Duggan** said a recent loan order for \$250,000 was for City Hall's boiler; what has been scoped will not be enough to zone multiple areas in City Hall. There will be

parts of the heating system that will need to be continued to be invested in, **Mr. Duggan** noted. He said the total investment will be likely end up to be \$400,000 to \$500,000. **Councilor McGeary** asked if any funds in the \$300,000 will go to ADA issues. **Ms. Rosa** said CDBG grant funds have been used for the bathrooms downstairs, automatic door openers, and a lift (elevator) to the stage. There may be another application for CDBG funds for the parking lot that will be sought, she noted. **Mr. Duggan** said some of the funds will be used to bring in an architect to make the list of areas possibly missed to enumerate that which needs to be fixed and brought up to ADA standards, and to write a scope of needs to complete all ADA compliance issues. The Mass. Architectural Access Board, **Mr. Duggan** said, will see that the City is moving in the right direction. He spoke of the handicapped spaces on Dale Avenue, and that there will be two spaces in the Manager's parking lot created displacing two employee vehicle spaces. **Councilor Cox** added that one of the Dale Avenue handicap spots created for the interim is slated to be moved to the other side of the street for handicap van access onto the sidewalk. **Ms. Rosa** pointed out there is a requirement for handicapped spaces for employee parking. She addressed some of the variances granted the City by the Mass. Architectural Access Board regarding handicapped access issues that saved the City a great deal of money and still keeping the integrity of the building intact, and allowing for phased-in efforts.

Councilor Cox asked if the \$300,000 will complete the windows. **Ms. Rosa** confirmed it will but not the trim work, and noted storm windows are on order as well. The CPA funds being applied for will be used for masonry work to alleviate the drafts, she said. **Councilor Cox** asked if CDBG funds would pay for handicapped accessibility. **Mr. Duggan** said the City will utilize funds where they can, but that CDBG funds would be for the architect and handicapped accessibility. **Ms. Rosa** said that the handicapped parking and accessibility doesn't need to be completed until 2016.

MOTION: On a motion by Councilor McGeary, seconded by Councilor Fonvielle, the Budget & Finance Committee voted 3 in favor, 0 opposed to recommend that the City Council approve Supplemental Appropriation 2014-SA-46 in the amount of \$100,000 (One Hundred Thousand Dollars) from the General Fund-Fund Balance Undesignated (Free Cash), Account #101000.10.000.35900.0000.00.000.00.000 to CIP City Hall Renovations, Building Improvements, Account #3000090.10.470.58425.0000.00.000.00.058 for the purpose of the exterior restoration of City Hall as part of the City Hall Restoration Commission Project.

A motion was made, seconded and voted unanimously to adjourn the meeting at 6:32 p.m.

Respectfully submitted,

Dana C. Jorgensson
Clerk of Committees

DOCUMENTS/ITEMS SUBMITTED AT MEETING: None.