

# SPECIAL MEETING – PARTF REVIEW

March 5, 2018

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In Attendance:

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**Members Present:** Mayor Janet Winkler, **Commissioners:** Larry Chapman, Barry Mitchell, Rick Shew and Ann Smith.

**Members Absent:** **Commissioners:** Jonathan Greer and Bill Warren

**Others Present:** Town Manager, Rebecca Bentley, Recreation Director, Chuck Raby, and Town Clerk, Tammy Swanson

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Call to Order:

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Janet Winkler called the Special Meeting to order, and explained that the purpose of the meeting was to review the PARTF Grant application.

## **Discussion of the PARTF Grant:**

Chuck and Rebecca reviewed the information given to us by the engineers for the project.

Rebecca stated that we are going to try and decide whether or not we are going to apply for a PARTF Grant. PARTF Grants are 3 year grants, and you can apply for up to ½ million dollars. Rebecca commented that we have been awarded 3 PARTF Grants since 1995, and our latest application is for updating the Hudson Optimist Park.

The Optimist Park has issues – the Optimist Club was short of members and money, and therefore, the park is in need of repairs. Rebecca stated that we had an engineer to look at the Park, and let us know what needs be done.

Chuck reviewed the plans submitted by the engineer.

- **Phase 1 – Necessities to meet code and safety.**

Janet asked if there are points given for things in the necessity phase.

Chuck stated that we would probably get low points for the necessity phase - possibly 3 to 5 points. PARTF realizes, however, that necessities are an important part of the project.

Larry asked how many points we need to receive to get a grant.

<u>PHASE 1</u>	
Remove Pavement	\$12,110
Remove Structures	\$11,000
Restroom/Concession	
Pressbox	\$200,000
Bleacher Renovation	\$72,000
Concrete Areas	\$71,175
Storm Drainage	\$10,000
Utilities (Water & Sewer)	\$10,000
Railing	\$12,000
Landscaping	\$2,500
Signage	\$5,000
<u>Mobilization</u>	<u>\$12,200</u>
Subtotal	\$417,985
<u>Contingency</u>	<u>\$41,799</u>
Phase 1 Total	\$459,784

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Chuck reviewed the points and stated that we probably had 55 points with the last PARTF project.

- **Phase II – Points for PARTF Phase**

Rebecca stated that from her experience with PARTF, points are not what gets the grant awarded. She stated that there is a goal for awarding the money each year, such as, one year might be walking trails, one year might be parks, etc. She stated that a brand new park in a place where there are no parks would get a lot of points.

Chuck explained that the points system would come into play if there is more than one application from our area.

<u>PARTF PHASE</u>	
Clearing & Grubbing	\$10,000
Erosion Control	\$6,000
Grading	\$80,000
Paved Driveway	\$20,900
Paved Trail	\$73,700
Playground	\$50,000
12' x24' Shelter	\$8,500
12' x12' Shelters	\$12,000
Retaining Walls	\$10,000
Railing at Walk	\$12,000
<u>Mobilization</u>	<u>\$8,500</u>
Subtotal	\$291,600
<u>Contingency</u>	<u>\$29,160</u>
<b>PARTF Phase Total</b>	<b>\$320,760</b>

- **Field Phase – Ballfields Only**

Janet asked if there is anything in the field phase that has to be done for the fields to be played on.

Chuck stated basically no; however, the lighting is pretty dim on the property. The lighting expense includes moving the lights from Redwood Park to Optimist Park. Chuck commented that as a short term plan for lights, there are three lights that will not come on - so he plans to do a temporary "fix" just to get the lights on. Other than the lighting, the fields are very playable.

Chuck commented that the condition of the bathrooms is the main issue. He stated that he has spent almost \$800 in the past couple days just getting the bathrooms to a state that they can be used. Chuck briefly discussed the situation with the bathrooms. He stated that all the piping is PVC, and a lot of it had been replaced over the past few weeks. He stated that the bathrooms are functional, but not really in very good shape.

<u>FIELD PHASE</u>	
Electrical	\$15,000
Lighting (2 Fields)	\$50,000
Dugout Renovation	\$5,000
Fencing	\$32,000
Scoreboards	\$7,000
Batting Cage (2)	\$5,000
<u>Mobilization</u>	<u>\$3,400</u>
Subtotal	\$117,400
<u>Contingency</u>	<u>\$11,740</u>
<b>Field Phase Total</b>	<b>\$129,140</b>

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Chuck stated that when you look at the cost of the necessities, you see that it is almost as much as the entire grant would cost the Town. Chuck stated that he would not suggest we continue on this trail to apply for the grant if the Board does not feel it is feasible this year.

Rick wanted to know how much could be saved by getting a PARTF Grant.

Chuck stated that it is hard to say. He stated that there are people involved with recreation that could help with some of the projects.

Janet stated that obviously, we do not have the kind of money in our fund balance for the grant match, and will not have over the next 3 years. She stated that she realizes some of the necessity projects will have to be done to make the Park ADA accessible. However, she is not sure that we would be able to do the entire project.

Chuck stated that he had the engineer to break down the entire project so that we would know what needs to be done.

Rebecca stated that as a general rule, PARTF does not like to fund projects that typically having to be done due to the lack of maintenance. She stated, however, that she feels this project could be considered a rebirth of a park, which could mean points. Rebecca stated that one of the major things would be to tear down the rickety old buildings and build new buildings.

Rick asked if we wait, would that play toward the lack of maintenance flaw for PARTF.

Ann asked Chuck if the necessity phase could be reduced.

Chuck stated that we would have to be willing to do the work ourselves, and he feels like this is the only way to save. He stated that when a contractor is involved, we would be paying the contractor to pay the subcontractors. If we could cut out the contractor, it would save money.

Rebecca reminded the Board that this is an engineer's suggestions. We could take on fewer of the items and get the points.

Ann asked how the Hudson Optimist Club raises money.

Chuck stated that they have to pay fees to remain an optimist club, plus they still run a football program. Chuck stated that since he will not be in charge of the programs for the Park, we will get complaints about the facility. Chuck commented that the Town needs to consider charging the baseball program and the football program for using the fields to help cover the costs of upkeep for the fields. If upkeep of the field is paid for out of the Town's budget, the Town needs to have say in programs.

Rebecca stated that when the PARTF people came to look at the park, they were impressed with the concrete bleachers.

Chuck stated that the removal of the broken concrete would in itself be a big improvement for the Park.

Chuck commented that if we are awarded and accept a PARTF Grant, we are bound by the Grant. He stated that the engineer did mark some of the projects "future," which does not bind us to those items in the project.

Rebecca stated that we could just apply for a PARTF Grant to cover the cost of the necessity phase.

Janet stated that in her opinion, until all of the control of the Park is under the control of the Town, we do not need to be spending a lot of money on the park.

Rebecca stated that the only things the Optimist Club is guaranteed at the Park are the concessions, and Chuck added the sale of the signs on the fence.

Chuck mentioned that Hudson Baseball is on a yearly contract basis with the Optimist Club. The Optimist Club does, however, run the football program, and they provide for that program.

Rick asked if they would be willing to give up the football program.

Chuck stated that they probably would be willing to give it up, but he is not sure if the Town wants the liability issues involved with a football program.

Chuck stated that he could ask the engineer to cut back on some of the project features.

Rick asked if we have any funds available to put toward the project.

Janet stated that we are set to begin budget work sessions later this week, and we have major things coming that are going to affect fund balance.

Chuck stated that he does not want our other recreation facilities to suffer because of this project.

Janet commented that she feels we need to get the Optimist Park to minimum standards at this point.

Rebecca stated that her thinking is to see this plan as an extended plan – not just a 3 year plan. She stated that the engineer's plan would get us a perfect park in 3 years – we just can't do that.

Chuck stated that he believes the decision that needs to be made now is whether or not we are going to be applying for PARTF.

Chuck suggested that he be allowed to go back to get estimates as to what it would cost for building a new concession stand/press box, hauling off old structures, taking up concrete that is bad, taking the sidewalks down to pad, and doing bleacher renovations.

It was suggested that if we could get the price down, we might could still apply for PARTF.

Janet stated that the directive is to get the engineer to look at the project, and get the costs down for the PARTF application to approximately \$400,000 or less which would make the Town's part \$200,000 over a 3 year

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period. Janet asked that Chuck let Erin Schotte, the Grant Administrator, know we plan to continue with the application at this point.

It was discussed whether or not the land acquisition could be used toward the grant as a match or even half the match. Chuck stated that he would check on this as well as with the engineer on reducing the items and costs for the project.

Ann commented that it would be a good thing to have a Sattler representative on the Recreation Advisory Board, since this project basically started through a project involving Sattler.

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Adjournment:

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**Motion: (Larry Chapman/Rick Shew) to adjourn the meeting. Unanimously approved.**

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**Tamra T. Swanson, Town Clerk**