

Town of Cape Elizabeth
Fort Williams Advisory Commission

Meeting Minutes

July 16, 2015

Present

Lise Pratt, Terry Ann Scriven, Mark Russell, Chris Corbett, Suzanne McGinn, Chris Straw, Jim Walsh and staff member Bob Malley. Not present: Joe Kozlowski

Fort Williams Foundation member Bob Ayotte

CE citizens present: Roger Rioux, Bruce Gibbs, Dorothy Stack, Mary Kay Moyer, Dr. Win MacLaughlin and Susan Steinman

Lise called the meeting to order at 7:03

Approval of June 11, 2015 minutes on 6-0 vote

Citizen Opportunity for Comment

Dr. Win MacLaughlin spoke to a need for traffic lines in the Park to better coordinate moving traffic in a more orderly manner after experiencing a couple of “near misses” with traffic moving through the Park. FWAC will keep these comments in mind in future discussions about pedestrian traffic in the Park, and the interaction of sidewalks with the roads.

FWPF Update

Bob Ayotte reported on the Foundation annual meeting held on 6/25. Five directors were reelected and Bob Ayotte was elected President and Pat Nicholas was elected Vice-president. Bob noted that going forward James McCain would be working as a part time contractor for the foundation for the remainder of the year. Tom’s of Maine will hold a Volunteer Day on 7/24 from 9-12 with 150 +/- employees in the park in doing various projects. The Summer Solstice party was held on 6/19 and the 2015 Garden Tour was again very successful on 6/20. Combined the projects raised \$33,000 +. The Night at the Light concert ticket sales have reached a break-even point as of 7/16 with 1960 general admission tickets and 95 \$250 Circle tickets having been sold.

Discussion re: Pickleball and Tennis

Lise asked for brief comments from CE citizens in attendance to begin. Bruce Gibbs and Roger Rioux spoke for pickleball group saying they have “made an attempt to not play when they play” on Tues. and Thurs. vs MWF, that there is typically a turnout of 15-20/ all seniors. They stated that they

were taking a sharing attitude towards the courts. Mary Kay Moyer, Dorothy Stack and Susan Steinman spoke as part of the tennis group saying that the sports don't fit well together on the courts, that the current process was not practical for doubles tennis and pickleball at the same time, that there's need for new courts and that a solution should be considered ASAP. Bob Malley noted that there was a trend toward more pickleball. Lise noted that an availability/ compatibility situation exists for time being. There is energy being put into looking for additional space for both sports. Chris Straw was surprised to hear of non-compatibility when use is only for 2-4 hours a day. Terry Ann pointed out that the FWAC is responsible for policy and if the sports are not compatible then we should be looking for more space. There was broad discussion about this still being in the middle of a trial period and that additional info and feedback is needed. A mention of FWAC discussion might need to go to the Cape Courier for additional comments. Bob Malley and Mark R will put together a method to collect input in the tennis court area of the park.

Bleacher Project Discussion (with John Mitchell of Mitchell Associates)

Lise began discussion with a report of her comments and the town council response at the bleacher project update at a workshop on 6/15. She noted appreciation from the town council for the work done and the packet of information provided, with particular kudos to the Bleacher Subcommittee. She shared with town council the recent 5-2 poll results from FWAC favoring Plan D and our intent to pursue that plan going forward. She pointed out that there was lots of work left to do before being ready to present a final recommendation, including a) tying up loose ends of the design; b) public review and comment, particularly since it departs from the master plan; c) more work around events and revenue potential; d) the role of the foundation; e) the question of CE Little League field location. She reported that several town council members responded quite positively to Plan D overall. Other responses ranged from being less enthusiastic but interested to being uncomfortable with the plan's ambitious scope and implications of the proposed change in use. There were questions about seating capacity and the impact of larger events. And there were concerns about the project timeline in context of safety issues due to the deteriorating condition of the existing bleachers. She pointed out that the consensus from town council was to provide a process for public comment and that safety concerns remained paramount. They requested a proposal from FWAC for the demolition of the existing bleachers as the first phase of the project, to be completed as soon as possible. She referenced the first two bullet points from the minutes of the 6/15 workshop, which read:

*The commission needs to solicit more public input so that citizens understand the options and have an opportunity to provide comment. If a venue is created to accommodate and encourage more events, what is the impact on the park, surrounding neighborhoods and staffing.

*The council remains concerned about the safety of the bleachers. A consensus of the council is to first begin demolition of the bleachers. Staff will work with the commission and bring a recommendation back to the council. Projects beyond the demolition need more study and review.

Having attended the town council workshop, Terry Ann expressed some surprise that there was a conclusion that a majority of town councilors who expressed a feeling that a two phase plan would be preferred. She requested that we get some idea as to additional costs for the two phase project.

John Mitchell then presented a proposal for the demolition phase, including his services, project scope and estimated cost; he had been asked by Bob Malley to prepare this for FWAC's consideration in response to the town council request. He outlined the scope of the proposed project to include demolition, disposal, grading area of removed bleachers, loaming and seeding, and cleanup (est. \$86,000); removal of the asphalt walk above the bleachers with

stone dust (est. \$9,300); plus 15% contingency. The proposed fee for Mitchell & Associates services for construction documents and construction administration and site inspection amounted to \$8,000. Excluded from these project estimates were any bond costs and any ledge excavation. All costs estimates were based on a winter 2015-2016 project, with final seeding taking place as early as possible in the spring. As no funds were included in our FY2016 budget for this project, the proposal would include a request to the town council to approve funds from the Fort Williams Park capital fund to pay for it. In subsequent discussion, the impact on HS graduation was raised but most felt that seating for seniors could be solved during this interim period. Terry Ann asked that we consider cost of a more permanent base for the walkway to the Children's Garden indicating that the majority of the path would likely be retained in the final project. A motion to approve the proposal as presented was passed on a vote of 4-2. Bob and Lise will prepare the documents necessary to bring this recommendation before town council at their next meeting August 10. A motion to agree that Plan D was the FWAC recommended project was voted on with a 3-3 outcome, therefore not passing.

Park Update –Bob Malley

Bob Malley briefly discussed several busy weekends coming up at the park. Tall Ships will be an intense effort with all park staff on hand to assist. A wedding ceremony is scheduled to take place on The Green on the same afternoon as the Tall Ship Parade of Sail. The Night at the Light will take place on July 25 and the Beach to Beacon will be run on Aug 1. Bob attended the Town Council meeting on July 13th and was present for Dr. MacLaughlin's request. Bob relayed Mike McGovern's suggestion to the TC that the FWAC include this in their priority planning as it relates to overall vehicular and pedestrian access into the Park. Bob pleasantly reported that revenues for the FY2015 Capital Fund came in at \$182,814, which is \$21,414 over the budgeted amount of \$161,400. Expenses totaled \$60,642, which was \$35,663 less than budgeted.

Meeting was adjourned at 9:10.

Respectfully submitted,

Mark Russell