

Old Orchard Beach Ballpark Commission

Meeting Minutes – April 25, 2012

I. Call to order

Chair Furtado called this regular meeting of the Old Orchard Beach Ballpark Commission on April 25th, 2012 at the Old Orchard Beach Town Hall in the Council Chambers.

II. Roll Call

Present: Dana Furtado, Robin Dube, Mark Gustin, Lucien Huot, Linda Mailhot, Kris Fish, Jen DeRice, Sharlene Taylor, Sheila Flathers, Jim Doran, Al Lappin, John Bird. Absent is Jerome Plante.

III. Acceptance of Minutes from March 12, 2012

Acceptance of Minutes from March 12th meeting has been tabled as no one has the minutes.

IV. Commissioner Updates

Linda Mailhot – Mrs. Mailhot stated that she needed to know the amount of dollars needed in order to make necessary repairs and improvements and can then start formulating a plan for a master fundraising campaign. Ms. DeRice said that she has that information and would love to get together to discuss that.

Alan Graves – Chair Furtado said that Alan Graves resigned and we will need to elect a new vice chair. Kris Fish will move up to commissioner as he is the first alternate. Chair Furtado asked if anyone was interested in the vice chair position. Mr. Fish said he would do it if no one else wants it. Mr. Gustin asked if it would be appropriate to ask Mr. Plante as he is a sitting member of the commission. Mr. Fish said that he believes Mr. Plante was offered that position when nominations were done in January, and he declined at that time. Mr. Huot and Mr. Gustin agreed with this statement. Mr. Huot asked if Mr. Fish needed to be sworn in as an official member of the commission. Chair Furtado will check with Kim McLaughlin about the procedure. Ms. DeRice said that Nate Lachance is supposed to be filling out some paperwork for the commission.

Robin Dube – Mrs. Dube said the budget stuff is what we need to know and we need to have more information as at the budget meeting we didn't have all of the information that we needed. Mrs. Dube asked Ms. DeRice 'do we have more actual information other than the numbers that were provided at the last meeting'? Chair Furtado asked 'as I look at this where is the Raging Tide money? Ms.

DeRice said the \$5,000 from Futures League will be paid 7/1. Ms. DeRice said we have \$15,000 from Raging Tide and \$5,000 as a security deposit. The second payment would be due next month. Mrs. Dube said 'when we came up with the security deposit didn't we talk about we would use their security if they didn't do their trash removal'? Yes, per Ms. DeRice. Mr. Fish said John Gallo told him it was to be held in escrow to the end of the season in case of damages. Chair Furtado said 'if they aren't taking care of the field isn't that actually damage'? Mr. Fish said we need them to succeed in order for us to succeed but we can't support them. Ms. DeRice said they owe us \$5k more which is toward the lease as the security is already paid. Mr. Fish said addendums can be done to the contract.

Kris Fish – Mr. Fish said Jen and I met with Pepsi. Coke doesn't want to meet but for us to let them know what we want. Mr. Fish put together a RFP to go over with them. What is not mentioned in here is anything to do with the LED sign. This hasn't been put out yet. Pepsi is anticipating an increase this year. Ms. DeRice said they seem more interested in working with us opposed to Coke. Chair Furtado said can we look into fountain drinks. He said that he believes Sharlene Taylor may be concerned with trash and extra work involved in changing out canisters, etc., but it will be more profitable for us. Sharlene Taylor said parents with kids like a cover on a bottle, papers from straw wrappers all over the place are a concern, having to maintain paper goods like cups and straws, having to pick up a lot more cups that people leave around are all concerns. She also doesn't think that we may do the volume that they require. Chair Furtado asked how many cases of soda we went through last year. 400 Cases, per Mr. Fish. Mr. Fish asked if there was anything else the commission wanted to see on this. Mr. Gustin asked if the Raging Tide was required to go by whatever we choose? Yes, per Ms. DeRice. Sharlene Taylor gave out a recap of concession stand numbers for the high school game. She thinks around \$420 taken in for that. It's a guess on the popcorn as some of those supplies don't get measured each time. For the buns, she used the prices from SAMs. It will be a little less with Country Kitchen. She had to guess on nacho cheese also. Chair Furtado and Mr. Fish asked if we can also look at labor costs for each session also? Yes, per Sharlene Taylor.

Mark Gustin – Mr. Gustin said there was a volunteer day a couple weeks ago and it was him, Al Lappin, Jim Doran and Paul Crossman that showed up. They worked on field prep and didn't get to pitcher's mound. They did do home plate. He is waiting for some direction on the scoreboard area. Mrs. Dube asked what the chances of asking Blue Cold for some kind of donation were. We have asked them before and they didn't seem too receptive about it. Audience member Al Lappin said they weren't receptive but that was before we had a team here. Mrs. Dube said she knows him and Mr. Fish said he will get her a list of what equipment we need if she wants to approach him. Mr. Gustin said as far as scoreboard goes it looks like we have a proposal and thinks we should take it (regarding paperwork Ms. DeRice passed around from Atlantic Exterminators. Chair Furtado said we need to try to keep track of how much turfus we use and

how much clay and paint are being used per event so that we can determine if the rental fees are covering the costs. He further stated the council wanted hard numbers on how much we use vs. how much we charge. Audience member Jim Doran said how about the stuff that's in there now? Do we need to keep track of that? Yes, per Chair Furtado. We need to be more accurate with the numbers. Mr. Huot said at that meeting a week ago last night, the council spent 50 minutes going over all of these little numbers but we need to be able to give an approximate cost. Regarding fees, Chair Furtado said he reminded them that we were lucky to get what we get. Audience member Al Lappin said he did a lot of homework on this fee structure and contacted all the other facilities in the area. Audience member Sheila Flathers said on the chart you are keeping you should have a column for weather conditions. Mr. Gustin said you should have a column for misc. notes as with a special event you may need an extra can of paint to spray a logo on, etc.

Lucien Huot – No update.

Dana Furtado - Chair Furtado said the concern brought up at the council meeting was waiving of the fees and the inequity of the fees being charged. John Gallo said he's being charged a certain pre-set dollar amount and then sees that other people are paying \$250 to use the field. Mr. Gustin said no two people on the same plane pay the same amount for a seat. Chair Furtado said they are getting exclusivity and use the concessions stand plus revenue from it, utilization of the clubhouse, etc. Councilor Quinn said that last year we lost \$30,000 and that some payments are made from a different account such as legal fees. Legal fees are paid by the town for all of the town departments and those fees don't come out of the individual department budget. Councilor Quinn said you guys are losing money left and right. It evolved into we should be paying Ms. DeRice's salary out of our funds not counting the materials that we use and everything else. Mr. Huot said he tried to impress on the council that the town people voted not to sell the ballpark. You can't expect it to all of a sudden start producing money. Eventually yes but not right now. Mr. Gustin said on the sheet that Ms. DeRice handed out it shows \$52k in an account, is that correct? Yes, per Ms. DeRice, but in a different account. Chair Furtado said some of that is supposed to come out and pay back the general fund. That money was supposed to go back. It's there on paper but because we got a new finance director and things changed that money wasn't being put back there. That money is being managed by the finance director. Why are we answering these questions when the town is controlling all of our finances, per Mr. Gustin. Agreed by audience member Al Lappin and Sharlene Taylor.

V. Working Group Updates

Items were discussed during the individual commissioner updates.

VI. General Manager Update

Per Ms. DeRice, regarding the locks on the clubhouse, Murphy's has the key as of 6-7 weeks ago. He is supposed to be coming tomorrow. The plan is to make all four doors on each side and the glass doors and the concession area all one key. The field guys should have a separate key to get in the mechanical room. She wants to replace the padlocks on gate. There is a lockbox for service people to get through gate. And, that will be a separate key. He is rekeying all the locks and getting 12 keys that can't be duplicated. Mrs. Dube asked about the situation with the plumber, Jimmy. He's totally in the dark and didn't realize he wasn't going to be there to volunteer. Ms. DeRice said she had a discussion with him since and told him that she'll be in touch with him but she's waiting to get more information from the council. He gave us two years of free stuff and now that we are going to pay for a repair we are going to use someone else. Ms. DeRice said Jim said he was charging a reduced rate. Mrs. Dube said he told her that he wasn't charging labor but only for materials. Chair Furtado said Gerard's suggestion was not to redo the whole building but to cut out the low points but not redoing the whole plumbing. Ms. DeRice said she's meeting with Mark tomorrow to go over that. Mrs. Dube said we were supposed to put up a sign but it never got done. Per Ms. DeRice, Sharri needed his logo and what he wanted on the banner. Mark Gustin asked if we need to make a motion about the banners. Later, per Chair Furtado. Dana left for a few minutes. Ms. DeRice said she met with Atlantic Pest who did the mosquito spraying last year. Last year they only did one application and it was the outfield and the fence. She went over with him about how we want to protect the fans in the stand. They told her the best plan was to spray perimeter of the parking lot and then bring it in by the concession stand. They can't put the bricks in the pond but we can buy them at Home Depot and do it ourselves. Audience member Al Lappin said there should be a bunch of that in the shed. Ms. DeRice said we should also look into dragonflies. He also suggested putting some frogs in that pond also. Mr. Gustin said option 3 seems the best. Mr. Huot said he knows the owner and said he would be happy to call the owner and see what he can do to get a better price. It is \$575 x 4 for this treatment plan. Ms. DeRice said she sent out an email about letting the high school use the field for the remainder of their games this season. She received 'yes' responses back from Kris and Linda. Mr. Gustin also says yes. Glenn Gilbert is a new employee for the field along with Jim Doran, Jim's son and Al Lappin. There were no other applicants for the positions. Al, there were 2 guys from the Raging Tide looking for some work as well. Glenn does work for the school department, and they do have some equipment that we might be able to use. The school does pay Glenn to line and prep the field. The extra costs when he's working will be minimal. Al, if we purchased 5 gallons of pioneer paint maybe we can use their equipment to paint it. Ms. DeRice asked how many of the turnstiles work. Maybe 4, but will have to check. Extreme Clean is interested in borrowing 2 turnstiles for the summer in exchange cleaning the bathrooms 2 times a week or whenever we call them. They used them until the ballpark came back. Audience member Al Lappin said we need at least 2 for the Raging Tide. They are heavy and they should be covered when they aren't in to keep them from getting rusty. Ms. DeRice said 5/1 is when the lights are turning on. Mr. Gustin

asked what time so we can be there. Can we make it 5/2 at 4:30? Yes, per Ms. DeRice. She met with United Way today regarding projects. Phil is going to lead the charge with painting. He's got some yellow doors on the shed. Some paint will be donated and he's going with industrial orange on the rails. Mr. Huot asked if Toms of Maine was coming again? No, per Ms. DeRice. The chainsaw crew needed to do some work by the fence and by the flagpole at centerfield. The press box upstairs, regarding leveling the floor and building a countertop there, need to be priorities. Mr. Fish said he doesn't think it's going to happen this year. Per Ms. DeRice, the floor is the problem. Chair Furtado said maybe we can use some of that Futures League money for that project. Mr. Fish asked if we need the chair to call for a vote regarding the turnstiles. Chair Furtado asked how many there were. We have to double check. Mr. Fish made a motion to allow Extreme Clean to borrow up to 4 as long as we have 2. Mr. Gustin seconded the motion and all were in favor. Ms. DeRice brought up the website. We need a professional website. The biggest way to market the ballpark is have a website professionally done and people can fill out forms online and see photos of the facility. Blue Wave Creative was \$1,800. Kitchen Sink was \$600 but not for the same stuff. Another company gave a \$2,000 price. Chair Furtado said can we ask Kitchen Sink to do a proposal based on what we want and compare that with the Blue Wave quote. Ms. DeRice said she has met with these people twice and is making the recommendation that we go with Blue Wave. They are a company that has been around for a while and they back everything up. There will be fillable forms on there that go right to her email. Mrs. Dube asked where is our immediate need for money. Per Ms. DeRice, the lights may be something but that is a capital expense, we need a tarp set for \$350, need a grill for about \$200. The one we have is in rough shape. The backstop needs to be welded. Audience member Al Lappin said maybe Mike Tousignant can bring his welder by and do that for us. Ms. DeRice said she will check with public works to see if they can do it too. Audience member Jim Doran said do you know what weight tarps they are? Per audience member Jim Doran, the 10 or 12 oz ones are what you want. Chair Furtado said he would like to have the windows installed that he donated a few years ago as they are starting to get broken/vandalized. Mr. Gustin said we are running out of bodies to get these things done and we have to buy material to frame those windows out. Mrs. Dube said do you know what the actual figure is that we have to play with. Ms. DeRice said it is the \$15,000 that is on this sheet that she handed out at the beginning of the meeting. The council voted to spend \$4,000 for the cribbing, plumbing repairs, electrical but the cribbing is a rental fee. Chair Furtado asked if anyone has any connection for railroad ties. Mrs. Mailhot said that she might. She needs to know how many we need, and then she will check. Mr. Gustin asked Ms. DeRice where the net repair kit was that she was ordering. Ms. DeRice said she doesn't remember ordering that.

VII. New Business

Mr. Huot said at the council meeting there was talk about doing a study on what should be done with the whole property and what the revenue generation could

be. Right now whenever anything comes up about spending money the ballpark stadium is the only component of the facility that is a revenue generator. What would happen if we segment it in phases such as ballpark, community garden, skate park, etc.? That way when they ask us questions about where money is going and it can be shown in phases. If people in town want to spend some money for certain phases it could go to referendum. Mrs. Dube said didn't that come up before about doing a study. Mr. Fish said it seems based on the questions the Council Chair was asking & the statements he was making, he seems to think that the ballpark isn't feasible to continue funding. It would be great to see an artist's conception of the different areas/phases so that we can have something to show.

VIII. Good & Welfare

Chair Furtado asked what do we see as a vision for the property. Mr. Gustin said a multiuse facility like a public pool, community center, ice skate area. Other ideas were go-kart track to be utilized, grilling area with picnic tables, firefighter museum, walking trails, bike paths, volleyball nets. The town planner should meet with us and we can utilize his resources to make that happen. Ms. DeRice said Healthy Maine Partnerships gives grants to make this stuff happen. Mr. Huot said that Mr. Graves was our point man for the POW/MIA. Mrs. Dube said it's still happening. Audience member Al Lappin said is there any way to put feelers out to those guys to come back and make a presentation about what's happening. Ms. DeRice said she met with them last week, and they are going to try to meet at the ballpark now. Mrs. Mailhot said she will contact with Russ regarding coming to an upcoming meeting. Chair Furtado said we are going to start meeting twice a month for the season. Is there a preference on dates? Monday and Wednesday. We can meet at the ballpark. The consensus was the first Wednesday and third Monday of the month at 6:30PM at the ballpark facility.

IX. Adjournment

Mr. Fish made a motion to adjourn the meeting and it was seconded by Mr. Gustin.

Minutes submitted by: Linda Mailhot, Secretary