

Town of Hadley Building Committee

Jan 15th, 2015 Meeting Minutes, #26

Present: Gary Berg; Andrew Klepacki; David Waskiewicz; Daniel Regish; Timothy Neyhart; David Tudryn; W. Danylieko;

Absent: (none)

Others Present: Alison Donta-Venman (Library Trustee); John Mieczkowski (Planning Board);

Call to Order: Meeting called to order at 7:02pm

Approval of Previous Minutes: December 18th minutes, approved written. Motion: T. Neyhart
Second: G. berg; vote 7-0

Correspondence and Public Comments:

David T. met with D. Nixon and G Mooring; review of topics covered.

Park and Rec can continue to solicit potential rental sites.

D. Nixon to assist G. Berg with procurement.

SB has suggested that the MBC refrain from proposing articles

Potential Annual (Spring) TM Articles include:

- Park and Rec, North Hadley Fire station department relocation money;
- Town Hall temporary relocation expenses (departments, communications, etc.);
- Possibilities/place holder for Land purchase;
- Other late-to-the-table projects;
- Potential Critical Needs project overruns;
- Site surveys;
- Funding for design of North Hadley Station based on preliminary plans;

G. Berg expressed concerns regarding the timing of the relocation of the NHH departments...

D. Tudryn indicated that not all of the SB is in favor of a North Hadley fire station.

Russell School should be vacant by the end of this summer.

G. Mooring has suggested that the MBC produce a section for the town report.

Hist Comm: G. Mooring plans to attend the next HC at the end of January and asked that MBC defer its discussion with the HC until the end of February. More conversation ensued with the timing of the meeting and continued but hindered efforts to work with the HC on a number of projects.

The topic of TH doors continues to remain on the HC agenda. Telltale gauges were also discussed and their deployment.

Delegation, responsibility, and responsiveness were discussed with regards to the HC, SB, and MBC.

T Neyhart suggested we resubmit the drawings to the HC along with pricing. D. Waskiewicz to draft letter.

Sale of NHH HPR: The HC is inclined to hire a consultant to write up the HPR. PVPC is willing to assist pro bono.

The RFP cannot proceed without the HPR in place.

Project Consultant: Additional polishing of the Request for Qualifications continues and should be completed within a week.

J. Mieczkowski indicated the potential of a petition article at Annual TM to pursue Montgomery Rose.

Discussions regarding sewer, highway and water departments ensued, as well as relative progress on future needs and planning.

A preliminary parking plan for NHH was provided by D. Tudryn, and related comments provided by Janice Stone of the Conservation Comm.

The validity of retaining a parcel for a park/lake access was briefly covered. No decision was made.

New Business:

Spring TM, article to fund plot plans (\$9-10K). PLUS contingencies?

Scheduling issues were discussed. Mondays were considered available through March.

Jan 27, Feb 9, Feb 23rd, Mar 9, Mar 23rd proposed;

Master Plan:

Review of the matrix given recent information, office and department needs. Some updated suggestions include:

TH: Outgrown and constrained. Uncover hidden finish and convert to museum.

Russell: TH, Library?

Library: connection? Library architect to also provide input.

SC: demolish back. Move to existing PSC.

PSC: Possible option for PnR and SC, then new PSC. Police duties have changed significantly since the building was built.

Cost factors need to be taken into account. Check out other municipalities for comparables.

DPW represents first responders and vital services. To include some vehicle storage and a truck wash.

A sewer master plan was created, and is available for review.

T. Neyhart. to write up a decision tree for master plan possibilities.

Discussion regarding Building Maintenance budgets, which is currently \$65,000 but is broken into several different accounts. The building maintenance budget should not be based on historical data, rather what is needed. A more accurate number should be examined for medium and lower priority items that are maintenance items.

New Action items:

- T. Neyhart. to write up a decision tree for master plan possibilities.

Deferred Action items:

- D. Tudryn to finish consultant RFQ.
- RFP for new land should go out.
- T. Neyhart to advance real estate assessment for NHVH.
- Town Hall temporary relocation plan ongoing.
- A site plan for MR property in North Hadley with APR overlay should be acquired for discussion.
- T. Neyhart to create No. Hadley fire substation drawing based on Fire Chief / W. Danylieko sketch.
- Second Follow-up to MA DOT letter: D. Regish; D. Tudryn
- Metal Roof Spec: D. Tudryn
- Project Matrix modifications and updates: G. Berg and A. Klepacki
- D. Tudryn to create a site mockup of North Hadley fire substation based on Fire Chief specs.
- Formalize Elevation review around Russell School: In Process, T. Neyhart
- Swing space discussion for Park and Rec deferred after warrant article discussion.
- New position/responsibilities for town Building Maint. Supervisor draft of position outline/duties. D. Tudryn; Deferred.
- Cover costs of relocation of Park and Rec based on divestiture of NHVH
- From our discussion with the SB, define building maintenance structure/work flow going forward. Tabled.
- Seismic Requirements for Historic Bldgs: D. Waskiewicz, T. Neyhart. Awaiting MA update.
- Discussion with HA regarding volunteers to help document layout of Russell School. D. Tudryn to contact HA Principal
- Town Buildings Historical Classification: D. Tudryn to D. Nixon, Hist. Comm.

Upcoming Meeting Schedule:

Jan 22nd, Jan 27, Feb 9, 23rd Mar 9, Mar 23rd

Other interesting dates:

January 26th Library public forums

Feb 18th is the deadline for Annual Town Meeting warrant articles

Adjournment:

Motion to adjourn: **Motioned:** A. Klepacki, Second: D. Waskiewicz; Vote: 7-0

Meeting adjourned at 9:46pm

Respectfully submitted,

A. Klepacki