



TOWN OF ADAMS

BOARD OF SELECTMEN MEETING MINUTES

WEDNESDAY, DECEMBER 14, 2016 – 6:00 PM
ADAMS TOWN HALL, 1st FLOOR, ADAMS, MA 01220

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TOWN CLERK
ADAMS MASS

On the above date the **Board of Selectmen** held a meeting at the **Adams Town Hall at 6:00 p.m.** **Chairman Jeffrey Snoonian** presided the meeting. Present were **Members Joseph Nowak, Richard Blanchard and John Duval.** **Vice Chairman, Arthur Harrington and Member Richard Blanchard were absent.** Also in attendance was **Interim Town Administrator and Community Development Director, Donna Cesan.**

The Select Board Meeting was called to order at 6:00 p.m.

PUBLIC COMMENT

Scott Cernik, Chairman of the Parks Commission addressed the Board about field usage fees. He advised that guidelines are being put in place for usage and local team fees will stay the same. Teams with 50% or less residents on them will have a fee of \$300 per season and schools need to put requests in to the Parks Commission for coordination purposes. Private leagues are charged because they are a private entity, not a school. Expansion of fees in other communities brought more interest into Adams. Soccer teams have first pick due to historical precedence. There has not been a structure to date and the Commission is trying to put one in place. Chairman Cernik was asked to submit the proposal in writing to the Board to read the information and to contact other communities to compare fees.

OFFICIAL BUSINESS DISCUSSION

Community Development Block Grant (CDBG) Strategy

Community Development Director Cesan advised the CDBG application deadline is March 10, 2017 and there is a change of components this year. She gave a brief history of the funding for Community Development communities and the changes to the program and application. There is no longer a requirement of multiple activities within a target area and bonus points have been eliminated so the funding can be requested for one project. Director Cesan broke out approximate costs for the project to include general administration and program delivery, which would leave approximately \$600,000 of a potential \$800,000 for actual project implantation work. She reviewed potential projects for next year, including the Housing Rehabilitation program, Memorial School replacement of the HVAC and window systems, and noted that she had initiated work with a designer for the Visitors Center parking lot. The first steering committee meeting has not been held yet but good work has been done analyzing possible scenarios for the parking lot. Another small planning project for up to \$50,000 is planning work for the Hoosac Valley Coal & Grain property. It is along the bike trail and not hidden so the Town needs to create redevelopment plans for the property. Priority projects are the Memorial School HVAC and the Visitors Center Parking Lot. \$50,000 in funding was received in 2015 to hire Waterfield Design and assisted with the MassWorks application. The recommendation was to follow up next year. A plan is expected to have construction within five years.

Memorial School

The HVAC system for Memorial School can be done especially since there is discussion about a collaborative program potentially being housed there. The Town is keeping the Memorial Building heating system but more rapid deterioration is going on. Discussion has taken place with the Town



TOWN OF ADAMS

BOARD OF SELECTMEN MEETING MINUTES

Administrator to look at three potential funding sources; CDBG, Green Communities for an energy-efficient HVAC, and Berkshire Gas. Berkshire Gas has had initial discussions for public uses of the building indicating they may help defray costs. With these sources it could be phased to get the entire building done. The *Memorial School Building Sub-Committee* was put in place but it was noted that the public showed no interest in getting involved. The *Youth Center* approached Chairman Snoonian and discussions started about 20 East Street, which has just been announced as a surplus property. It was pointed out that if the project was started for the Memorial School it must have one hundred percent support of the Board Members and the Town Administrator. An application has been made to the *Commonwealth of Massachusetts* regarding the potential of a *Special Education Center* with the *Adams Memorial School* as a possible location but funding has not yet been received and a site selection process would need to take place. If *Green Communities* funding can be used for the HVAC system LED lighting may be put off for a time. The current process includes having a public hearing. The Town Administrator indicated a desire to submit parallel applications, which would be very demanding on resources. *Special Education Center* collaborative funding sources were discussed and if collaborative funding is received it may delay the project due to remediation needs of the building. A collaborative idea could be compatible for saving the gymnasium for use by the *Youth Center*, *BART Charter School*, and other groups. There would be another entity that would take on the care of the building and the building would be more energy efficient to take care of. Initial collaboration would not take up use of the entire building, and depending on how many districts join the cafeteria may become a need.

The status of mold at the Adams Memorial School was that the scope of the project is being refined with Eco-Genesis, who has done testing there in the past and is familiar with the building. The town received grant funding from the Environmental Protection Agency for \$400,000 for a Brownfields Assessment and the Adams Memorial School was included in the application. This will ensure that any kind of hazards would be completed with a remediation plan, though some was inert.

Visitors Center Parking Lot

The *Visitors Center Parking Lot Project* currently has no estimated cost but it has been approximately forty years since work was done. Vegetation is overgrown, it needs new lighting, and there is a culvert issue which would possibly cost beyond \$600,000. An analysis has been done on the culvert and identified the culvert is starting to show signs of wear at water line where it is starting to deteriorate.

Board Members asked questions about how grant funding is awarded and the criteria used for the decision and examples were explained. The strategy this year was discussed. The suggested application for Fiscal Year 2017 is continuation of the Housing Rehabilitation Program, the Adams Memorial School HVAC and windows, the Visitors Center Parking Lot, and a Planning Project for the former Hoosac Valley Coal & Grain property. It was noted that both the Adams Memorial School and Visitors Center Parking Lot projects were very good projects.

Update on CDBG Projects

The status of ongoing projects was covered.

Park Street/Commercial Street Project

The Park Street project is looking to expand to Commercial Street. Community Development is implementing the 2015 Grant is has until June 30, 2017 to finish; the Parking Lot grant is part of it.

Summer Street Slum and Blight Removal Project

The demolition project on Summer Street is wrapping up and will be closed out.



TOWN OF ADAMS BOARD OF SELECTMEN MEETING MINUTES

Senecal Terrace Project

The Senecal Terrace project is closing out this month.

Adams Memorial School Project

If the Adams Memorial School project gets put in there will be a timeline.

Hoosac Valley Service Line Project

The Town applied for two *MassWorks* grants in September and received one. MassDOT Rail wants the Town to implant the platform and work with engineers to get designs and specifications. This could be completed sometime in October. Contracts for the tracks are expected to be received in January. The permitting process includes concluding work with the *Massachusetts Environmental Policy Act* (MEPA) and the *Conservation Commission*, where there are no issues expected. The Town hopes to put the *Platform Project* out to bid in the spring and execute that over the summer but may need more temporary construction easements to put in the platform.

7 Hoosac Street Project

Interim Town Administrator Cesan explained she is continuing to work with the owner of the 7 Hoosac Street property to put together some concept drawings. She noted the Town Administrator advised that Secretary Ash was supportive of program and to have a public easement for overflow parking. This is expected to take place in a 2017 grant application.

Greylock Glen

Economic development projects include issuing a Design Services RFP for the Outdoor Center, which hopefully will be completed next week. The Town received \$250,000 from the *Commonwealth of Massachusetts* to start that. The *Department of Conservation and Recreation* (DCR) has been working with the Town to do a joint announcement of the first phase of the trail system in the central wetlands section and the intention is to work with *Thunderbolt Ski Runners* and *ProAdams* to bring more people to the Glen and the trail system. A private outfitter would rent seasonal equipment, and a snowmaking portion would come later when the Outdoor Center is in place. She advised she reached out to *Johnson Consulting* who does hotel developing and hired them to form context for RFPs.

Route 8 Project

The Town is now under contract to do the Commercial Street portion to work toward 25% design. A public hearing on the project is expected in the summer. Would be Park Street to where DOT outlines.

Ashuwillticook Rail Trail Extension

The Ashuwillticook Rail Trail Extension Project is going forward but there is uncertainty with the alignment and the Town has to reach out to land owners again and give them the opportunity to give input.

Complete Streets

There is an opportunity to look at the Route 8 Corridor for Complete Streets. There is enough of a "right of way" to have a tree-lined boulevard. North Adams and Adams are both working together on *Complete Streets* and are working together to make it a high priority.

Brownfields

Berkshire Regional Planning Commission (BRPC) provided an administrative contract for Brownfields and has to hire an engineering company. Participation with Brownfields has really paid off.



TOWN OF ADAMS BOARD OF SELECTMEN MEETING MINUTES

Strategic Plan

The Board's Strategic Plan process is still ongoing. Department Heads are in discussion putting in their input in goals, plans and strategies.

Russell Field

A Request for Proposals (RFP) has been drafted but needs to be finished to prepare the Master Plan for Russell Field to move forward.

Community Development Hiring

There has not been a strong pool of candidates for the Grants and Programs Manager position. Money for the salary is contingent on getting grant money. This has always been managed to be done but could be a deterrent.

Stormwater Management

Work has been done to prepare for the MS4 Stormwater Management Project. The Town needs bylaw development and is working with BRPC on this. A possibility is taking a regional approach which could be very advantageous to the town. Several years ago the Town got a grant and created the Stormwater Management Plan and mapping. Currently the Town cleans out catch basins and provides street sweeping twice a year.

Board Members inquired about the Renfrew Field renovation compared to Russell Field. A suggestion was made to use solar panels above parking lots. Renfrew field was renovated, locked and used for baseball and football but not used during the day. Russell field would be available for use during the day. Renfrew Field also had three different funding programs to fund it. Having solar panels would require someone on a lift to clear off the snow and would be a lot of maintenance.

ADJOURNMENT

Motion made by Member Duval to adjourn

Second by Member Nowak

Unanimous Vote


Motion passed

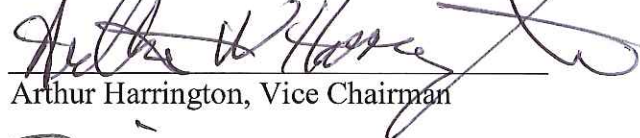
The Board of Selectmen Meeting adjourned at 7:09 p.m.


Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary


Joseph Nowak, Member


Richard Blanchard, Member


John Duval, Member


Arthur Harrington, Vice Chairman


Jeffrey Snoonian, Chairman