

Town of Adams Massachusetts 01220-2087

BOARD OF SELECTMEN

TOWN HALL BUILDING
8 PARK STREET

Monday, December 23, 2019, 6:00 p.m.
1st Floor, Mahogany Meeting Room
MEETING MINUTES

TOWN CLERK'S OFFICE, ADAMS, MASS.
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TOWN CLERK

CALL TO ORDER: The meeting was called to order by Vice Chairman Bush at 6:04 p.m. Present were Vice Chairman Bush, Members Duval, and Nowak. Chairman Hoyt arrived at 6:09 p.m. Member Blanchard arrived at 6:18 p.m. Town Administrator Green, Community Development Director Cesan and Berkshire Scenic Railway Engineer Thomas Delasco were also in attendance.

NEW BUSINESS

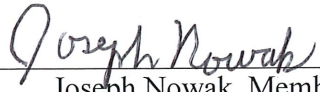
Discussion on a proposed agreement between Berkshire Scenic Railway Museum and the Town of Adams regarding Adams Station: *Community Development Director Cesan* outlined a proposed agreement between Berkshire Scenic Railway Museum (BSRM) and the Town of Adams. She reviewed the full project to date, the activity of the trains, and that the intent was to have the Adams Station be where tickets could be purchased and hold historical information about the railway. She noted the agreement will memorialize what is being worked on now, and would give BSRM both site control and the ability to apply for grants. She reviewed the oversight for the volunteers, and pointed out that any major capital improvements or permanent aspects, like a floor, roof or ceiling, would remain under the ownership and control of the Town of Adams. Temporary items such as a ticket counter or display cabinets would be the responsibility of BSRM. It was clarified that the Town of Adams is responsible for any major improvements of the building but BSRM would take on the day to day operations of the building as they operate the train service, such as exhibits and selling tickets, and will keep the space safe and attractive. Railway Engineer, Tom Delasco, corrected some technical aspects of the agreement. It was pointed out that the Town has executed a similar Memorandum of Agreement with the Department of Revenue over the Rail trail, and this agreement outlines two parties coming together for the shared mission and purpose to formalize working together. It was pointed out that there are some grant programs that BSRM can apply for that the Town of Adams is not eligible for and vice versa. It was noted that conceptual design drawings were created for visual concepts of the building and based on the design the cost estimates will be forthcoming. The status of the water and sewer lines was clarified, and all changes would be run through the Building Commissioner for both design and the work. Code issues are being reviewed and licensed engineers would be working on them. The Town is currently finishing up the work on the bathrooms and any problems with sewer lines as an example would be the responsibility of the Town. It was noted that the MassWorks grant allowed for enough funding to get that done. A Cultural Facilities Grant Application was reviewed by Director Cesan and Engineer Delasco to change the entrance so people can walk in. They noted that they had reviewed the drop ceiling, interior lighting, building a ticket counter similar to the one in Lenox, putting in insulation and working on making exhibits. Heat and gas lines were discussed briefly and would be addressed in the future as there was gas service to the building at one time, and it is unknown whether still active or cost prohibitive to activate it for the amount of time it will be occupied in the colder months. Brief discussion took place on the timing of the start to finish of the project and it was pointed out that there are many factors, including electrical work, doing things in a certain process and receipt of funding. Placement of electrical boxes is being done now.


New phases of work would be done under the proposed agreement, and would possibly take three to five years. Landscaping was outlined as trimming, pruning, mulching and maintaining beds a little at a time. Responsibility for snow removal, especially on the weekends, was outlined for the separate organizations. The possibility of BSRM resurrecting the other Lenox station and marketing the two scenic rides coming from different areas was expressed as a concern as the Town of Adams has put a lot of money and time into having a successful scenic train. It was clarified that there are enough volunteers to run both scenic trains and it would be a different pool of tourists and volunteers at the respective locations. Volunteer responsibilities and tracking were reviewed. A critique of the positives and shortfalls of the scenic railway was requested and Mr. Delasco advised there are mostly positive aspects. It was noted that the ride is shorter to accommodate smaller kids, and the only negative aspect is that the north end is still work in progress. Work is being done with the City of North Adams to solidify a platform there. It was pointed out that there are three locomotives in North Adams now in addition to the Bud Car and conventional train. An inquiry was made about adding hours of operation but it was determined they were not needed. Town Counsel will review the agreement wording. A clarification was made that in the long term all operations will be out of the Train Station instead of the Visitors Center since there were downfalls of using the Visitors Center by BSRM. It was outlined that this is not a lease but simply a partnership agreement. Having private vendors selling food was briefly discussed and it was hoped that the activity will bring in more restaurants and vendors. Liability was briefly discussed and the exit clause of the agreement was reviewed. It was noted this agreement is for a five-year term but it may be revisited in a year to tweak it, in addition to six months prior to the end of the contract. It was noted that if the project is not up and running it may be premature to review it. Insurance coverage was briefly reviewed and it was noted that there is a requirement of naming the Town of Adams as insured. Next steps for the agreement were outlined, and once Town Counsel reviews the document the Board Members will be sent the draft. Upcoming grant deadlines were reviewed and it was noted that there is a need to demonstrate that BSRM has some site control to apply for funds with this agreement. A brief review was made of the grants that are applied for annually. The Board will review the final agreement on January 8, 2019 for approval.

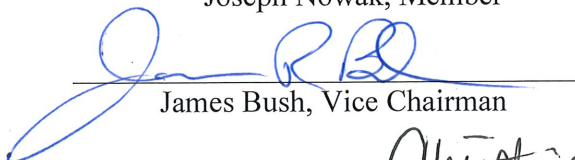
ANNOUNCEMENTS AND GOOD OF THE ORDER: Recent compliance checks by the Alcoholic Beverages Control Commission in the community were noted. It was explained that the BSRM has had a very successful run this year and ridership numbers were announced as 8,600 for the year. The iBerkshires was thanked for their coverage of the community to inform people of what is happening in northern Berkshire County. December 26th at 10:00 a.m. there will be an interview with Vice Chairman Bush and George Haddad about the Flags for Fallen Heroes project. Everyone was wished nice holidays and it was noted that the next meeting will be on January 8th. It was announced that the Red Carpet is scheduled to close on December 31st at 1:00 p.m. and everyone is encouraged to stop in if possible.

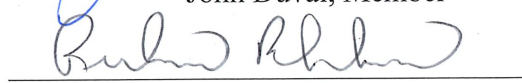
ADJOURNMENT: *Motion made by Vice Chairman Bush to adjourn the meeting, second by Member Duval. Vote: Unanimous. Meeting adjourned at 7:00 p.m.*

Respectfully Submitted by Deborah J. Dunlap,
Recording Secretary


Joseph Nowak, Member


John Duval, Member


James Bush, Vice Chairman


Richard Blanchard, Member


Christine Hoyt, Chairman