

TOWN OF NEEDHAM TRUSTEES OF MEMORIAL PARK

MEETING MINUTES

Wednesday, December 20, 2017 – 7:00 PM – Park Fieldhouse

PRESENT: John Gallelo, Chair; Mark Forbes, Vice Chair; Jim Healy, Clerk; Chuck Mangine; Bill Topham; Matt Borrelli – BOS Representative

ABSENT: None

GUESTS: Dave DiCicco, Needham Park & Recreation; and Mike Retzky, Public Facilities – Construction Division

The meeting was called to order by Chair Gallelo at 7:04 pm. A quorum was declared. The minutes of the meeting of November 20, 2017 were approved 6-0.

Retzky presented on the status of the proposed building renovation project, in particular the paved walking path from the High School area and down the hill to field level. Because the proposed renovated building will be closer to this path than the existing building, the Architect is suggesting a combined stairway and an “S” loop. Retzky advised that following construction, the parking lot will have the same 151 total spaces, but 6 of them will now be handicap parking compared to the current number of 4. Beyond the need for handicap spots, the Trustees do not want to reduce the number of available spots in any way.

Gallelo stated the Trustees agreement with Needham High School to allow use of this parking lot calls for 116 spaces only, and this is not being followed by NHS. Gallelo would like to review this issue at some time in the future.

DiCicco inquired how many spaces will be impacted by the construction lay-down area. Retzky advised that if Town Meeting approves this project at the upcoming May Annual Town Meeting, construction would commence in mid-July 2018, after the July 4th festivities have concluded. Between July and September, 2018, it is expected 65 spaces in the lot will still be available. From September to June 2019, approximately 105 spaces will be available.

Retzky advised that based on a neighbor’s comment, the HVAC roof unit will be moved further away from the abutter’s property line and also will be shielded by a barrier.

Healy advised that thanks to Dave Davison (Town Finance Director), we have submitted a request for CPC funds to help pay for construction. Bob Dermody is our CPC representative and we will be meeting with Bob concerning our application.

Healy discussed the Neighborhood Public Meeting held on November 29 – it was a very good discussion with many important questions and comments – the Architect and Public Facilities Department will consider all in their ongoing work on the design (see minutes from this Public Hearing meeting). Town Manager Kate Fitzpatrick, FinCom member Louise Miller, BOS Chair Marianne Cooley and Planning Board member Jeanne McKnight all attended this Hearing.

Healy advised that our FY'18 budget has a current available balance of \$250. The Trustees again stressed the importance of some form of “use” agreement between the Town and the Trustees confirming that although Trustees will no longer control access to the newly reconstructed fieldhouse, they will continue to be the body to approve any use of the building. There also needs to be a discussion of whether a hall monitor or custodian will be needed, if there will be a fee to use the function room or concession area, and in what Town budget the future increased operating costs resulting from the completed project will be placed.

Borrelli asked if the Trustees were generally in favor of an “antique car show” on a Sunday in May – to raise monies for the Exchange Club. The Trustees were in favor, but a specific Special Event Request would have to be submitted and voted on.

Gallelo said that although he has previously voted in favor of this building reconstruction project, he is currently not in favor. Healy, Borrelli and especially Mangine reiterated all that has been said over the past many months that fully support the need for this project, especially the fact the current building is in terrible condition/disrepair, and also that because it is not handicap accessible, all future meetings may have to be held in the 1st floor garage. Healy also stated that nothing substantially new has occurred related to this project that would justify a change in position regarding same. Topham repeated his objection that the building costs too much money. Forbes and Mangine rejected this argument stating that public construction, unfortunately, is very expensive, and the PPBC is doing their best to keep costs as low as possible. Topham again wanted to know where the funding is going to come from, and Healy again explained from a combination of cash (current reserves and new “free” cash), debt within the Operating Budget (within the Town’s 3% cap), and CPC monies. Forbes said he fully supports this project and the only issue he wants resolved in the “use” agreement with the BOS. DiCicco said this is great project that is much needed for so many users, especially the Town’s sport groups, and we need to support it now.

A Motion to Adjourn was made, seconded and approved 6–0 at 8:15 pm.

END OF MINUTES.

The next Trustees meeting is tentatively set for January 4, 2017, at 7:00 p.m., at the fieldhouse.

Respectfully submitted,

James G. Healy, Trustee and Clerk