



BEDFORD DEPOT PARK ADVISORY COMMITTEE

Town Hall • Bedford, Massachusetts 01730

Meeting of December 2, 2009

MINUTES

Committee members in attendance: Donald Corey (DC); Joseph Piantedosi (JP); Jim Shea (JS)

Ex-officio committee members in attendance: Richard Jones, Facilities Director (RJ); Angelo Colao, Selectman liaison (AC); Richard Warrington, DPW Director (RW); Rick Reed, Town Manager (RR)

Chairman Joseph Piantedosi called the meeting to order at 3:40 P.M. at Bedford Town Hall.

RJ gave an update about the Depot rental RFP. He said two proposals were received: one from JRM Antiques and another from Babe Ruth Baseball. Each proposal is for separate space in the Depot building. RJ requested that the Evaluation Committee appointed by RR review the proposals after the meeting.

RJ said that initially, he had a concern that the proposal from JRM Antiques was not fully responsive—but after checking with RR and the Inspector General's Office, this proposal was deemed valid.

RW said that once the DPW's bucket truck is available, he will have the Depot's rooftop train order signals restored. The signal blades are to be painted; and if possible, the signals' rusted joints are to be made operational. JS conveyed that people have written to the Friends to encourage restoration of the train order signals. DC expressed that remaining Community Preservation Funds that were allocated for the new roof could be used to pay for any signal repairs because the signals are part of the roof. Any funds remaining after the Depot roof project is finished ought to be returned to the Community Preservation budget, he added.

RW said that the segment of platform railing at the Lexington end of the railroad car was removed. He plans to have the DPW hinge this section during the winter.

RR joined the meeting at 3:50 P.M.

RJ provided an update on work that the Facilities Department is doing on the railroad car. He said door closers have been installed on the interior doors; and that operation of the side door at the Concord end has been improved. JS clarified that two of the three closers were installed—the door at the Lexington end of the car is still missing its closer.

JP asked what additional work remains to be accomplished on the railroad car. JS said that four light fixtures have not yet been connected to the night service clock. Also, two electrical cables that Baudanza Electric placed beneath the car ought to be put inside conduit, he recommended, so that they would not be vulnerable. JS proposed that the DPW or Facilities Department electricians consider finishing these tasks when they have an opportunity.

RW distributed a final accounting of the railroad car renovation project that was funded by the Community Preservation budget. Total expenditures amounted to \$115,000. The Community Preservation account now has a zero balance.

JP questioned why an additional \$5,000 payment to consultant Dan O'Brien was made from the Depot Park Revolving Fund rather than the Historic Properties Stabilization Fund appropriation that the Selectmen made last March. RW expressed it was his understanding that the Revolving Account could be used for this purpose. JS read back minutes from the March 5, 2009, meeting that outlined how a \$6,613 appropriation from the Historic Properties Stabilization Fund was to be used for a range of railroad car renovation expenses, including a payment of \$5,000 to Mr. O'Brien.

After discussion by the Committee, it was agreed that the \$5,000 charge made to the Depot Park Revolving Fund ought to be reversed; and that this charge ought to be applied to the Historic Properties Stabilization Fund. To accomplish this, RR recommended that a memo be sent to the Finance Department to ask that a journal entry be made to charge the \$5,000 expenditure to the Historic Properties Stabilization Fund and to restore \$5,000 to the Depot Park Revolving Fund.

The railroad car renovation project will have an account balance of \$1,613 after the \$5,000 expenditure is charged to the Historic Properties Stabilization Fund. RJ said he would consider applying some of this money towards a security system for the railroad car.

JS read an e-mail dated December 2 from Fay Russo. She said that the directors of Town Center, Inc., established new rental rates for the railroad car that are inclusive of custodial fees. Previously, custodial expenses were shown as a separate item on customer invoices. The new rates are \$30 per hour on weekdays and \$35 per hour on weekends.

JS reported that he had 2,500 color flyers printed to advertise the railroad car's rental. Copies are to be provided to Fay Russo, placed inside the Freight House and railroad car, and mailed to each member of the Friends.

The Committee discussed whether and how to maintain access to the Freight House and railroad car during the winter. RR said that if the railroad car is to be rented during the winter, the walkways and platform ought to be shoveled after each snowstorm so that the snow does not melt and then refreeze as ice.

JP asked for an update on the Freight House HVAC system. RJ feels the system is meeting its design specifications. The question, he pointed out, is whether the design is sufficient. RW said that he has arranged for a contractor to check the system on December 3.

JS reported the Freight House front door is not closing properly. The Facilities Department is to repair it.

JP asked about the status of the Freight House second floor rehab. RJ said the Facilities Department plans to focus on this work after the beginning of the new year. The interior fit-out account balance is \$4,497.

JS distributed a copy of a New England transit magazine, *Roll Sign*, that features a color photo of Depot Park on its cover.

JP invited motions regarding past meeting minutes. DC made a motion to accept the minutes of the October 21, 2009, meeting. JP seconded the motion; and it passed by a unanimous vote.

AC commented that a group of Bedford Boy Scouts are interested in performing an Eagle Scout project. He asked whether there are any projects at Depot Park that they could perform.

At 4:42, JP made a motion to adjourn the meeting. JS seconded the motion; and it passed by a unanimous vote.

Submitted by

Jim Shea, Clerk

These minutes were approved by a unanimous vote of the Committee at its meeting of 2/17/10.