

Minutes of the 1835 Town Hall Committee

September 16, 2015

The meeting was called to order at 6:35 p.m. at the 1835 Town Hall building. Members present were Bob Jones, Ron Pichierri, Robert Barwise, Danielle Ray and Joann Drown. Bob invited Tom Rutherford and Kristen Dietel to the meeting.

Bob mentioned that David Gibbs and Carl Corrinne are still possible members.

Bob asked Ron to determine if we have any money to spend.

Tom stated that historically the 1835 Committee had \$5,000 per year voted at Town Meeting to spend in order to maintain the building. That money is gone. The \$5,000 is now in Tom's accounts, and the Selectmen added another \$10,000 to it and that is allocated to all Town buildings. Tom said that he now has \$70,000 to keep up 6 Town buildings. So the 1835 Committee must ask Tom for all maintenance money. Tom also explained that utilities for this building have been rolled into the Butterick buildings expenses. Utilities have a separate account, and so do cleaning supplies.

Kristen explained that Recreation was not sure about the historical aspects of this building, but she feels more comfortable now in planning programs and spreading out to use more area.

Tom feels that having the Recreation Dept. in this building validates 1835 Town Hall's importance. Tom sees the on-going activities in this building and he thinks that is a great thing.

Bob mentioned that he has talked to many people about the insurance & use policy. A private individual using town facilities for a child's birthday party, for instance. It is recommended that the individual sign a hold harmless agreement. Additionally, it is our recommendation that the agreement be drafted by the Town's Legal Counsel with respects to outside organizations utilizing Town premises. The agreement should be signed by both the Town and the outside organization requesting to use the premises and state that the Town accepts no liability with respect to any claims which might arise out of the organization's/participant's activities and further stipulate that the Town be held harmless accordingly. If there are children under the age of 18 then parents should sign this agreement.

Bob stated that the committee will work on insurance questions for clarity.

Kristen mentioned that the back door needs attention. Ron suggested a weather strip. Kristen would like to see the ceiling tiles put back in place on the 2nd floor.

Tom stated that the Town is doing nothing about the roof. Bob stated that he has a letter from David Whitney, Architect, 49 Linden St., Arlington MA 02476, with information on 'project

scope & features, process and schedule and architectural fee'. Tom stated that he has concerns about the shattered support timber, and the inability of asphalt roofing to shed snow. Bob suggested that this committee look into starting the roof project soon as regards to an engineer and architect. Tom stated that anything more than \$150,000 would probably not be approved. Bob then suggested that we probably need a grant to help with the costs. Tom feels that if the shattered beam was repaired, the BOS would go along with a new roof. Tom also agrees that the suspended ceiling should not be put back, and the ceiling opened up as it was before 1970. Bob stated that he would like to open the gallery, but the turnbuckles are in the way. Tom thinks the turnbuckles are threaded pipe. Tom concluded that hollow pipes are a weak arrangement.

Bob asked Tom if he has decided to maintain the pillars. Tom replied that he will paint and fill in any cracks in the wood. Tom stated that the largest problem with the pillars is that they are below grade and stand in a well of water. Tom suggested cutting each pillar and setting them on concrete that is higher than the floor. Ron thinks there is probably a ten by ten support inside the decorative outside of the pillars. Bob suggested using a scope camera to see what is going on inside the pillars.

Ron mentioned that the cap on the chimney blew away, and we need a new cap installed.

Bob mentioned that both Mr. Cutler and Mr. Kilcoyne want this committee to keep in touch with the Finance Committee. Danielle suggested that the committee reach out to the Chair of Finance and suggest we have Gerald Kokernak as a liaison to our committee.

Bob mentioned that he would like to discuss piping music from this building from Thanksgiving to Christmas. Danielle suggested we host a Holiday open house. Tom suggested that the date for the open house be the first Sunday in December, Tree Lighting day. Bob also suggested contacting David Gibbs to do a historical picture showing during open house.

Bob mentioned that our next meeting is October 21, and we should have a plan in place for an open house at that time.

Danielle reported that Bob had asked her to give some thought to public relations, more community events, newspaper calendar events, and social media. Danielle reported that we have done a good job with the Facebook page, but we could do more. Bob asked if we should have more information on Facebook such as roof problems, etc. Danielle thinks positive would be good, not political, but putting other types of information on the Web site would be appropriate.

Tom stated that he belongs to a club, and they use Facebook and a website, and also e-mails. He stated that it took quite a while to establish an e-mail list, which is sent out monthly to club members.

Bob suggested that we ask for some money to be spent on non-maintenance items.

Money is sent to the town for 1835 building use. We need to find out more about that fact.

Tom mentioned that the building needs to be converted to LED lighting. The Sterling Municipal Light Dept. did surveys and the Dept. is working with Tom to implement recommended measures. The Dept. was told to ignore this building.

Ron brought up the fact that we need to review septic pipe plans and provide a recommendation about a way to accomplish running pipes to behind the Fire station. Ron has a copy of each plan. Tom mentioned that we have two ways to go; behind the block and under the sidewalk. The Town owns a right-of-way behind the block, where a drainage pipe was installed many decades ago.

Ron made a motion to adjourn the meeting, which was seconded by Danielle. The meeting adjourned at 8:12 pm.

Respectfully submitted,

Joann Drown, Recorder