

CITY OF NORTH ADAMS
City Clerk's Office
November 20, 2012

I hereby notify you that at twelve o'clock noon today the following items of business have been filed with this office and will be acted upon at the meeting in the City Council Chambers at City Hall, Tuesday evening November 27, 2012 at seven-thirty o'clock according to Section 8, Rules and Orders of the City Council.

Marilyn Gomeau
City Clerk

REGULAR MEETING OF THE CITY COUNCIL
November 27, 2012

Roll Call
Moment of silent prayer
The Pledge

Hearing of Visitors

Approval of the minutes of regular meeting held on November 13th.

- 11,277 Communication submitted by Councilor Barrett requesting the Mayor to report on the Heritage Park at the meeting of November 27th, which was postponed at the meeting of November 13th.
- 11,277-1 Mayor's communication #51 with an update on Heritage Park.
- 11,278 Mayor's communication #50 requesting the architects and project manager to present the final project for Conte.
- 11,279 Communication submitted by Councilor Harpin on behalf of Mark Trottier requesting a Public Hearing with the Traffic Commission on parking issues.
- 11,209-2 Communication submitted by Council President regarding amending Council Rules of Order.

CORRESPONDENCE

COUNCILLOR'S & MAYOR'S CONCERNS

OPEN FORUM



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Richard J. Alcombright

November 27, 2012
#51

The North Adams City Council
Re: Heritage State Park Update

Dear Honorable Members:

At request of Council, attached please find a bulleted update of where we are at regarding efforts at Heritage State Park. I have included with the bullets, some information from our MassWorks grant application to include:

- Map of proposed areas for infrastructure improvements
- Detail of proposed work
- Projected cost of proposed work

I will review the information provided at the meeting and will certainly answer all questions.

Sincerely

Richard J. Alcombright
Mayor

N.A. Redevelopment Authority – Meeting November 19, 2012

1. RFP issued May, 2012

2. Vision of the RFP was to create:

- A vibrant retail marketplace with an eclectic mix of tenants
- A park that would embrace outdoor recreation....Mt. Greylock....Berkshire Bike Path
- A business and marketing strategy consistent with that of the Redevelopment Authority, one that would re-position and re-brand the park
- A strong commitment of capital for the redevelopment of all buildings and infrastructure
- A single payment long term lease (20 years) for the entire park

3. Response to RFP by North Adams Development Trust:

Qualifications

- NADT is a not-for-profit established under the auspices of the Partnership for North Adams to undertake real estate development for the betterment of North Adams.
- Will execute lease and agreements in a yet to be formed “for-profit” LLC.
- Will work under contract with MASS MoCA to leverage the development experience, marketing reach and goodwill of the museum.

Describe the proposed redevelopment for the site.....

- NADT intends to re-position and re-brand HSP as a vibrant retail plaza to
- Utilization of the two real assets, commitment of Department of Conservation and Recreation (DCR) to make HSP the North side visitor’s destination for Mt. Greylock and the development of both physical and programmatic links with MASS MoCA.
- Working with state and local agencies to re-conceive the entry, signage, parking and visibility of the park.
- Retail to include restaurants, outdoor/recreational retail, books, antiques, crafts and visual art.
- Creation of a “triangle” of development that will include HSP, MASS MoCA, and our Downtown.
- Return of the park to the tax rolls.

Proposed improvements.....

- All 6 buildings to undergo exterior renovations consistent with State Historic Preservation requirements.
- Improved landscaping, parking and public art and art programming.
- Work in consort with DCR and Department of Transportation (DOT) as major stakeholders.

Price & Lease

- Provides a single ground lease payment of \$750,000 (subject to conditions)
- 20 year lease

4. Events since:

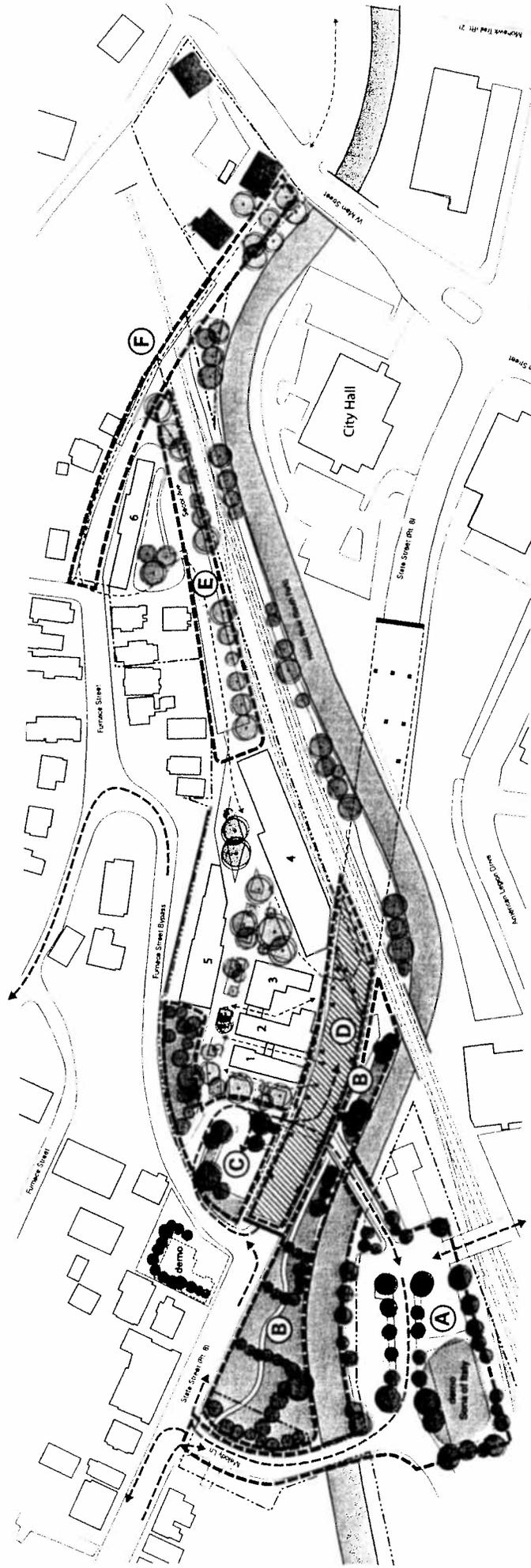
- **June 27th** – Mayor’s meeting in Fitchburg and met Victoria Maguire from DHED
- **July 31st** – Ms. Maguire visited the City on behalf of DHED to hear about projects in the City and after continued discussion and with her assistance, we filed a MassWorks grant application for infrastructure improvements at HSP.
- **October 3rd** – Met with DCR Commissioner Lambert to discuss their continued commitment to the park with respect to connectivity to Mt. Greylock and the bike path. Commitment remains strong on both fronts
- **November 9th** – received confirmation of receipt of MassWorks grant in the amount of \$880,000 for infrastructure improvements at HSP to include(see attached map and sheet with specifics):
 - ✓ Area A – Sons of Italy
 - ✓ Area B – Park and Sculpture Court
 - ✓ Area C – Landscaped Court and Parking
 - ✓ Area D – Underneath the Overpass
 - ✓ Area E – Along the train tracks (north end of the park)
 - ✓ Area F - Footbridge
- We will receive a project manager and further instructions on process by January 1
- I have been in communication with Duncan Brown of North Adams Development Trust on several occasions to let them know that the City has been working with DHED, DCR and DOT to garner support for and commitment to the project. This process has taken longer than expected however it has reaped great benefits by receiving the MassWorks grant as well as solidifying state agency commitment.
- Finally, in our efforts to craft a sustainable Mohawk Theater project, our consultants have been looking at the “bundling” of new state and federal tax credits along with new market tax credits with the HSP project, in essence trying to create a financing model that will help both projects. We will be applying for these credits in January.

5. While things have gone slower than I had hoped, my mission is still the same:

- Privatization of HSP
- Public/private sector initiative to maximize investment dollars
- Re-branding and re-marketing of the park through these efforts

Heritage State Park Public Infrastructure Improvements

North Adams - September 2012



- (A) Sons of Italy + Parking Lot
- (B) Park + Sculpture Court
- (C) Landscape Court + Parking
- (D) Under the Overpass
- (E) Along the Train Tracks
- (F) Pedestrian Footbridge

Legend

Scope of work

- lighting installation and parking improvements
- Landscape improvements
- Future Commercial Development (HSP Private Developer)
- Future Residential Development (HSP Private Developer)



Bruner/Cott
architects and planners

Heritage State Park Public Infrastructure Improvements

September 5, 2012
Bruner/Cott & Associates

Please note: each area described below is noted on the attached site map.

Area A- Sons of Italy and Parking Lot

Work in this area includes demolishing the abandoned Sons of Italy building, improvements to the parking lot, and new landscape plantings. The building cannot feasibly be connected to the municipal sewer system, is past its useful life, and should be demolished. The rubble will be covered with 1 foot of backfill, 6" of topsoil and planted with deciduous shrubs to create a new green landform amongst the industrial landscape. The parking lot will be resurfaced and restriped. New trees will be added along the perimeter and in parking lot islands. New handrails will be installed on the pedestrian bridge leading to Heritage State Park to improve access across the river to the Park. The area of work is approximately 48,000sf.

Area B- Park and Sculpture Court

Several buildings were previously removed from the indicated area along Route 8 across from the entrance to Furnace Street that serves as the gateway to Heritage State Park and Mt. Greylock State Reservation. This unwelcoming area will be converted into a new park and sculpture court. The work will include clearing the site, rough grading, topsoil and new plantings. The plantings are designed to create a welcoming landscape not only to Heritage State Park and Mt. Greylock, but also to downtown North Adams for vehicles and pedestrians coming from the south. Plantings include lawn, trees and flowers to create 'outdoor rooms' for future sculpture installations next to the river as pedestrians cross the river from the parking area to Heritage State Park. The linear area along the north edge of the river will have crushed stone, secondary concrete paths and new trees. Improvements in this phase of work will not be undone by an anticipated second phase to include burying power lines.

Area C- Landscaped Court and Parking

The small parking area between State Street and the Furnace Street bypass will be landscaped in similar fashion as area A, along with modest paving and lining alterations. The area of work is about 9900sf.

Area D- Under the Hadley Overpass

The area under the highway serves as overflow parking for the site, and acts as a passageway from the parking in Area A to Heritage State Park. The area requires improved electrical infrastructure to install new lighting that will create a more friendly and safe parking area, and provide the electrical service that would be necessary for the installation of a future outdoor art project in the vicinity of the Overpass, which would also greatly enhance public safety and pedestrian flow. Work in this area will also include certain landscape and paving/lining improvements to establish a seamless flow between Areas A, B, C and D.

Area E- Along the train tracks

The area along the train tracks east of building 4 will be improved with new landscaping and fencing to more effectively buffer the site from the train tracks as pedestrians travel along Secor Avenue towards the footbridge at the intersection with Furnace Street. The improved landscaping and pedestrian use of this Area is critically important for helping form a stronger connection between Heritage State Park and the underutilized footbridge that connects Heritage Park to Main Street and the back entrance to MASS MoCA's property. Work will include new loam and seed, 450 linear feet of 8 foot high chain-link fence, and the planting of new trees.

Area F- Pedestrian footbridge

The existing footbridge takes pedestrians safely across the train tracks and from Furnace Street and Secor Avenue across to West Main Street and the back entrance to MASS MoCA. The bridge, approximately 250 feet long, needs resurfacing and new railings to make it safe. The path from the foot of the bridge also needs resurfacing.

Heritage State Park Public Infrastructure Improvements

September 5, 2012
Bruner/Cott & Associates

Costs for Preliminary Design

Survey- N/A
Permitting- N/A
Design \$25,000
Construction – N/A
Other- none

Costs for Area A

Survey- N/A
Permitting- \$1,500
Design \$33,650
Construction \$336,500
Other- none

Costs for Area B

Survey- N/A
Permitting- \$1,000
Design \$13,400
Construction \$134,000
Other- none

Costs for Area C

Survey- N/A
Permitting- \$500
Design \$4,300
Construction \$43,000
Other- none

Costs for Area D

Survey- N/A
Permitting- \$1,000
Design \$16,800
Construction \$168,000
Other- none

Costs for Area E

Survey- N/A
Permitting- \$500
Design \$4,650
Construction \$46,500
Other- none

Costs for Area F

Survey- N/A

Permitting- \$500

Design \$6,875

Construction \$68,750

Other- none

Totals

Survey- N/A

Permitting- \$5,000

Design/Engineering \$104,681

Construction \$796,750

Other- none

Total Grant request – \$ 906,488



CITY OF NORTH ADAMS, MASSACHUSETTS

Office of the Mayor
Richard J. Alcombright

November 27, 2012
#50

The North Adams City Council
Re: Conte School Project

Dear Honorable Members:

As I am sure you know MSBA has approved us to the next phase which is for the City to enter into a Project Funding Agreement with them.

In anticipation of bringing this Agreement to Council sometime in the next two months, I thought it would be a good idea to have the architects and project manager come to this meeting to give a presentation of the final project. This presentation will allow Council to see the project as well as the related costs that have come out of the Schematic Design phase. If you are interested prior to the meeting, you can see the latest updates at <http://www.napsk12.org/school-building-committee>.

There will be time allowed after the presentation for questions and comments.

Sincerely

Richard J. Alcombright
Mayor

Mark Trottier
131 Woodlawn Ave.
North Adams, Ma. 01247

Councilor Marie Harpin
City Of North Adams
10 Main St.
North Adams, Ma. 01247

Re: Sponsorship Request "Traffic Commission Hearing"

Councilor Harpin:

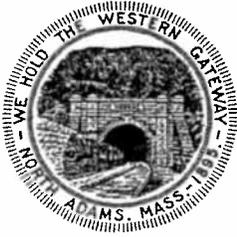
I am requesting a paper to be placed on the City Council Agenda for a public hearing before the Traffic Commission, regarding the following issues of Traffic & Safety.

1. Possible broken or removed Traffic Sign on Center St. under City Ordinance.
2. Possible illegal diagonal parking spaces (Two) on Main St, from Eagle to Holden.
3. Improper marking of Handicap spaces, No Van signs under the ADA Act, and No International Symbol marking on front of the parking spaces on the roadway.

Petitioner would request a notification of Date & Time of Meeting, also request if possible after 6 P.M.

Petitioner will also furnish Traffic Commission with a Semi-Drawing of each issue before the meeting.

 DATE Nov 19, 2012



Office of the City Council

City of North Adams

10 Main Street Room 109
North Adams, Massachusetts 01247
(413) 662-3015

November 20, 2012

Fellow Councilors,

As you know, several months ago, we experienced distracting, disrespectful and vulgar signs displayed at our Council meetings. We have also been made aware of the possibility of the same form of messaging coming from printed articles of clothing visitors wear to the meetings, including t-shirts and hats. We may also need to be concerned about the possibility of a person displaying an object that would be used to convey a message. I feel it is necessary for us to clearly state in our Council Rules of Order that such behavior will not be allowed. Therefore I propose to amend council rules by adding Rule 10-A which will read:

“No member or official or visitor shall be allowed to publically display any form of messaging, whether lettered or graphic, on a sign, electronic device or printed article of personal clothing at a City Council meeting.” Objects used for the purpose of conveying a message are also forbidden.

Thank you for consideration,
Respectfully,
Michael C. Bloom
City Council President