

**PARK AND RECREATION COMMISSION
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
January 11, 2016**

PRESENT: David C. DiCicco, Chairman
Matthew M. Toolan, Vice Chairman
Cynthia J. Chaston, Member
Christopher J. Gerstel, Member
Patricia M. Carey, Director
Robyn G. Fink, Assistant Director

GUESTS: *YMCA Board:* Janet Jankowiak, Connie Kaufman
Town of Needham: Hank Haff, Mike Retzky
BH+A: Joel Bargmann
Memorial Park Trustee: John Gallelo
Needham High Athletics: Micah Hauben
Community Center of Needham: Amy Hurley, JoAnne Ochalla
Needham Track Club: John Hrones, Michelle Geddes, Peter Farlow
Needham Soccer Club: Mark Miskin
Needham Temple Softball League: Mark Ettinger, Robert Marksman
Girls Lacrosse: Steve Hoffman
Needham Baseball and Softball: Bill Monahan, Paul Siegenthaler, Rick Tacelli
Charles River YMCA: Marcus Nelson
Needham Frisbee Club: Bill Gallagher

Mr. DiCicco called the meeting to order at 6:05 PM in the Charles River Room at the Public Service Administration Building (PSAB).

- 1. Minutes of Meeting: December 14, 2015 and December 21, 2015:** Mrs. Chaston made a motion to approve the minutes of the meetings of December 14, 2015 and December 21, 2015. The motion was seconded by Mr. Gerstel. Mrs. Chaston asked that the December 14th minutes reflect that she asked Ms. Carey when the bathrooms at Mills Field would be completed. Ms. Carey said the bid documents would go out this winter and the install should be spring 2016. The amended minutes on December 14th and the minutes as written for December 21st were approved unanimously.
- 2. Director's Report:** The Commission reviewed the written report. Ms. Carey thanked Mike Retzky for his contributions during his time on the Commission. She also mentioned that Eversource had begun tree cutting at DeFazio. Ms. Carey provided a letter from State Representative Denise C. Garlick to Frank DePaoloa with Massachusetts Bay Transportation Authority regarding the repair work on the Commuter Rail Bridge and the need for the work to be completed as soon as possible for the health and safety of the Pollard students and park users.

3. **Program Report:** The Commission reviewed the written report. Ms. Fink highlighted the January 8th TGIF Night with Laser Tag and a video game truck.

4. **Discussion Items**

A. **Rosemary Pool Design and Pool Design Advisory Committee:** Hank Haff introduced Mike Retzky as the new project manager for the Rosemary Pool Project. Joel Bargmann, with BH+A, presented two additional pool designs with less square footage. He provided an overview of the various pool size options while maintaining the basic design configurations as shown on plan sheets A102 & A103. This information was provided subject to the Commission's request to determine if a substantial cost savings could be provided by decreasing the overall size of the proposed Rosemary pool. Option #1 on sheet A102 represented the existing pool configuration as it exists today. Option #2 on sheet A102 was the baseline total square footage (13,775 SF) utilized for this task with option #3 and #4 showing further reductions in the overall pool square footage of water surface area. Option 3 & 4 show decreased pool sizes at 12,000 SF and 11,620 respectively and combining the pools to utilize one filter system vs. the two separate pools and the two separate filter systems. Mr. DiCicco asked what the cost savings would be with the new pool design options. BH+A looked at a cost saving measure by eliminating the two separate pools and combining the pools to make one pool and utilize one filtration system vs. the two filtration system. This savings for the one filtration system yielded approximately \$75,000. Couple the single filtration pump system with the decreased pool square footage and the combined savings for this option would be approximately \$125,000. Reductions in pool size also generate a reduction in bathroom fixtures. This would provide approximately 300 less SF of space for the men's and women's locker room areas thus yielding a cost savings of approximately \$150,000. This task in cost savings would yield approximately \$300,000 in total savings. While cost savings were noted for these reductions the savings were not significant or of the magnitude initially anticipated by the Commission. Mr. Toolan asked Mr. Bargmann if there was a way to save between one and two million dollars on the project to which Mr. Bargmann said the pool would need to be less than 10,000 SF for that level of reduction. He suggested that the Commission look at the whole project for the cost savings. Mr. Toolan asked if the number of parking spaces could be reduced and made an add-alternate for the bid. Mr. Bargmann said that was not an option due to zoning. Mr. Toolan made the suggestion that the entrance not be re-graded and the extra parking spots that are needed for the office spaces could be an add-alternate to go along with the second floor. Mrs. Chaston questioned whether that could even be an add-alternate as the building is either built as a two story building or it's not. Mr. Haff reminded the Commission that permits have not been pulled yet and they may be required to bring the parking lot on the other side of the lake up to code. Mrs. Chaston raised the question as to when the Board of Selectmen and Town Manager would be weighing in on the additional office spaces as they did not provide input to the Finance Committee. Mr. Haff said that FinCom has a meeting this Wednesday and they'll be addressing the additional office spaces then. Mrs. Chaston would like to see the Board of Selectmen give some direction. Mr. Toolan felt the Commission needed to give their opinion to the Board of Selectmen. Mr. DiCicco would like to

see a year-round site. He thinks having other offices could help with the overall operating cost. Mr. Bargmann then moved on to show the design concepts of the building. The concept has the second floor the same size as the first floor and would house a multipurpose room and two department offices. Mr. DiCicco asked Ms. Carey if there would be enough storage space, and Ms. Carey felt that it was sufficient. Mrs. Chaston asked about pool covers and how they are installed and stored. Mr. Bargmann said the cost of the covers is included in the estimates. Some communities pay companies to install and store, which would be an operating cost.

Mr. DiCicco asked the Commission to share their opinions on the concepts. Mr. DiCicco would like a building with offices to help offset the operating costs. He prefers Option C. Mr. Gerstel prefers Option C as there was not enough cost savings with the smaller pool and he feels the Commission could get more support if the building included other Town departments. Mr. Toolan prefers Option A, and expressed his concerns with the cost estimates. He feels that the option for offices does not appear to solve over crowded office issues, and the reasons for the space have not been articulated, yet. He supports programming space, so could view other options that provide that space. Mrs. Chaston reminded the Commission about the comments in opposition to the project last year, when the design funds were initially requested. She is concerned with the cost estimates, and the pool project in competition with other Town projects, including schools. Mrs. Chaston and Mr. Toolan expressed concern with the office space raising objections that could jeopardize the pool project. With her concerns stated, Mrs. Chaston expressed support for Option C, so that the project could move forward. The Commission's consensus was Option C. Mr. DiCicco then asked if there was an opportunity to change the decision, if there wasn't support for Option C. Mr. Haff said BH+A was already working on an abbreviated schedule and were combining the schematic and design together to save time and stay on schedule. Moving back to an early option with the same timeline is not an option. Mrs. Chaston asked that the cost estimates include the option of raising the pool to the higher elevation.

B. FY'17 Operation and Capital Budgets: Ms. Carey stated the operating budget received only minor questions. The capital questions were lengthy, and addressed in the prior discussion on the pool project. The Finance Committee will continue their discussions on the project at their meeting next week, and Mr. DiCicco hopes to attend the meeting.

C. 7:30 PM Field Scheduling Summit Planning: Mrs. Carey reviewed the agenda for the Field Scheduling Summit.

5. Action Items

A. Fee Approval: Middle School Extreme Dodgeball: Mrs. Chaston made a motion to set the price at \$120 for five weeks of Middle School Extreme Dodgeball. Mr. Toolan seconded the motion and it was passed unanimously.

B. Appointments: Community Preservation Committee, Rail Trail Advisory Committee: Mrs. Chaston nominated Mr. Gerstel to serve as the Commission's representative to the Community Preservation Committee. The motion was seconded by Mr. Toolan, and it was approved unanimously. Mrs. Chaston nominated Mr. Gerstel to serve as the Commission's representative to the Rail Trail Advisory Committee. The motion was seconded by Mr. Toolan, and it was approved unanimously.

6. Topics for Future Agendas: Mr. DiCicco would like to set the goals and committees for the Commission at the next meeting. Rosemary Pool Advisory Committee will be January 21st.

7. Adjournment of Meeting: Mr. Toolan made a motion to end the meeting at 7:27 PM. The motion was seconded by Mr. Gerstel and the meeting adjourned at 7:27 PM.

Respectfully submitted,

Robyn Fink, CPRP
Assistant Director