

Bondsville Mill Park Committee Meeting, March 28, 2019

In attendance: Rocky Stone, Arne Jensen, Ian Plane, Sandy Moser, Doug Freeman, Charlie Lindsay, David Perme, Scott Piersol, Luke Reven.

February Minutes:

- D. Freeman made a motion to adopt the minutes of February 28, 2019 with a single revision, amending the date on the first line from 2018 to 2019. The minutes were adopted unanimously.
- L. Reven agreed to take the minutes of the meeting due to the absence of Chairman Buczala.

Construction Subcommittee Report:

- R. Stone reported that 163 hours of volunteer time were logged in construction activities and further 80 hours were logged in garden and landscaping activities. Total construction-related volunteer hours were down in support of the efforts of the landscaping projects.
- R. Stone reported that the 3rd floor joists and decking have been completed. Roof rafter plates and ribbon boards are set as well.

Trails Subcommittee Report:

- I. Plane reported that two bridges over muddy areas discussed at the February 2019 meeting have been installed. The timber required for these improvements was less than the amount approved at that meeting.
- I. Plane further reported that a note from park users thanking the volunteers for the new bridges has been received in the comment box.

Gardens Subcommittee Report:

- S. Moser reported on the turnout at the volunteer date on Saturday, March 23. The brush on the hillside behind the historic buildings has been cleared out. A second volunteer day was been planned for Saturday, March 30 to plant trees scheduled to arrive on March 29.

Concrete Pad / Horticultural Gardens (Grant Applications / Scope of Work):

- S. Piersol reported that several meetings were held regarding the project scope of work and Grant applications:
 - March 5: Hud and Jim meet regarding the Department of Conservation and Natural Resources' (DCNR) Community Conservation Partnership Program (C2P2) Grant—the second grant application of 2019.
 - March 12: Hud, Jim, Rocky, Nate (Cline), Chuck, and Luke held a bid specifications meeting.
 - March 19: Hud and Jim meet regard the DCNR grant application due April 10.
- S. Piersol reported that positive feedback from Chester County had been received. The first grant application of 2019 was for Chester County's Municipal Grant Program.
- S. Piersol further reported that work on bid documents have been suspended pending notification that grant funding is available, likely in late 2019.

Buildings D & E Scope of Work:

- Building B. R. Stone reported the while not listed as an agenda item, some determination about future state of Building B will also need to be determined. L. Reven indicated that the Rettew Plan envisioned that Building B was to be retained as wall only. In light of this, R. Stone reported that the following general description of improvements would be required to the north and south walls of Building B:
 - Drainage needs to be installed along the walls to channel water away and prevent frost heave.
 - The stone walls need to be "chipped," or have the joints cleaned out to a depth of at least 2 inches.

- Scaffolding would then need to be to be constructed so that the walls could pressure washed.
- The walls would then need to “pointed” and a cap installed and protected.
- On the south wall, the stone wall would be demolished to a knee height.
- The slab inside of Building B will need to have a drain installed to prevent water from pooling there.
- **Building D.** R. Stone reported that Building D consists of two major sections. The south section houses pipes and two boilers and has no roof. The various pipes may be salvaged and may be historically significant and visually interesting. There are a number of “chases” or deep channels in the floor for the purpose of routing pipes in this section of Building D. If the intent is to allow visitors to walk through the south section of Building D, these gaps in the floor will need to be addressed. These chases will also need to be stabilized and drained if the intent is to retain them. The north section further has two subdivisions (1) an equipment room (this room has the intact stairs that lead up to it from the south portion of Building D and this room in turn has an interior set of stairs that lead up to the trail behind the buildings) and (2) a system of tunnels from the boiler located in Building E to the base of the chimney. There is significant collapse of the east stone wall inside the equipment room. This stone wall will need repair. The tunnels are made of brick and are restorable, but significant demolition and clearing would be required. R. Stone noted that collapse of the north wall of the tunnel subsection of Building D has begun and further noted that a roof over this portion is desirable.
- **Building E.** R. Stone described Building E as having three subsections. The south section requires clean-out and it is not known what surface is under the rubble in this area. The drying tower is full of debris and should be cleaned out. It will not be possible to replace the iron doors that were once there and that opening will need to be stabilized. On the north side of Building E there is an area (approximately 30 foot by 30 foot) that has about 10 feet of debris that would need to be cleared out. R. Stone speculated that this area was used to store coal for the boilers. There is a filled-in arched opening in this area that once lead to Building F. R. Stone recommended that this arch be restored and repointed. The last section of Building E is the two boilers. There is significant deterioration and collapse of the north wall into this area. The roof over the boilers and the coal storage is missing but iron purlins remain. This area would need to be re-coved with a roof. There is also interest in restoring the elevator ruins.

Signs:

- Update on directional signs to Park: No new report.

Budget:

- L. Reven had no financial report available.

Marketing/Fundraising:

- S. Piersol reported that he plans to report on progress at the Park at the Western Chester County Municipal Update meeting.

Resignation of Ian Plan:

- I. Plane announced his resignation from the committee effective immediately due to his pending move out-of-state. The Committee thanked Ian for his many contributions over the years and wished him well.

Adjournment: A motion was made and seconded to adjourn at 9:05 AM.

Next BMP Committee meeting: April 25th.