

Gilmanon Building Capital Improvement Study Committee

July 28, 2010 - Minutes

4 PM at the Iron Works Highway Garage

Present: Tom Scribner, Tom Dalton, Steve Bedard, Marty Martindale, Israel Willard, John Dickey, Michael Hatch.

The Committee met at the Iron Works Highway Garage. Road Agent Paul Perkins was present to lead the Committee on a tour of the buildings and to answer questions. At the main garage, there were no reported or observed issues, other than lubrication of the overhead doors and maintenance of the seals on the bottom of the doors. The garage is heated to approximately 60 degrees during the heating season by a waste oil furnace which works well. Paul has moved the Academy bell into the building for safe storage.

The Committee next looked at the new salt/sand storage building. The building appears to be well constructed and sound. It was observed that the overhead doors were off their track at the bottom. It was also noted that a better means of securing the doors at the center (when closed) should be considered.

The Committee then looked at the old salt shed. The building is in poor condition to the point that it may be considered a potential hazard and is open to vandalism. There are many broken boards in the siding, broken sliding doors, and the roof is lifting at one corner. The interior concrete walls are also in poor shape. The building is approximately 40 by 45 feet. One bay is used for salt storage; the other is used for mulch hay. The size of one bay is adequate for salt storage. The Committee questioned whether it would be cheaper to build a smaller structure just for salt storage than to attempt to repair the existing building.

The group then went to look at the storage building on Church Street in the Iron Works that is used for miscellaneous storage. There is no additional land; the footprint of the building is what the Town owns. There is a lot of shrubs/undergrowth up against the building. The roof on the west side is in dire need of replacement. All the windows are missing from the east side. It appears that there is movement of the block foundation. Paul has been making repairs to the building as it is possible.

The Committee traveled to Crystal Lake Park to look at the enclosed portion of the pole barn which had been locked last week. Gary Lines met the group to show them through the area which contains kitchen facilities and storage. Gary reported that the vent above the stove does not work; there does not appear to be any venting for the fryolators. Parks & Recreation has been making repairs to the electrical system in the pole barn on a phased basis. \$4,000 has been spent in each of the last two years; there is another \$4,000 yet to go. The Committee also viewed the bathrooms next to the beach. Swinging door partitions are planned for the bathroom stalls rather than the curtains that are now used.

On the way to the Transfer Station, a stop was made at the Academy to look at the condition of the stairs and railings on the newly constructed storage vault. There was evidence of poor workmanship, with a trim board pulling away (enclosing the area with the gravel roof), and the beginning of rot in some of the posts on the stair railing. Paint is not holding on the stair treads/decking. Shrubs which are too close to the building need to be trimmed. The attachment for the telephone line to the back corner of the building has come loose, allowing the line to droop down to the point where it can be touched while standing on the stairway. The wire needs to be properly reattached to the building.

At the Transfer Station, the Committee discussed overall plans for the area while waiting for Justin Leavitt to arrive. It was the consensus of the group that no major expenditures should be made until a Town decision is reached on the best long-term way of handling recycling. When Justin arrived, he showed the Committee the interior of the building. Repairs have been recently made to correct the leaking roof (\$3,000). \$4,500 has been budgeted to insulate and sheet rock the ceiling. The Committee questioned whether this amount would be a sufficient. It was also recommended that the Building Inspector prepare specifications for this project before it is bid. Justin is planning to install a used waste oil furnace so that the space can be heated in the winter. Heat is needed so that the compactor can be used during cold weather. A grant has been received for purchase and installation of the furnace. Justin also indicated that they were waiting on bids to re-stain the exterior of the building.

The next meeting of the Committee was set for 4 PM, Wednesday, August 4th, at the GYO Park on Allens Mill Road.

Respectfully submitted, John Dickey