

CIAC - Capital Improvement Advisory Committee
Meeting Minutes DRAFT
February 15, 2017
7:30 PM – 9:23 PM
Flynn Building Thompson Meeting Room

Present: Susan Asbedian-Ciaffi, Eric Greece, Mark Howrey, Tom Travers, Jim Kelly, Susan Abrams

Absent: Michael Lane, Jamie Gossels

Also Present: Chris Morely (CPC Town Hall Blue Ribbon Committee), Mara Huston (Park and Recreation Committee)

Chairman Mark Howrey, following acknowledgement of a quorum, called the meeting to order at 7:33PM.

Agenda: Review draft report to be sent to BoS and FinCom .
Vote on two items not previously voted on
Review previous votes for affirmation

Item 1. Pour in Place Surfacing for playground at Haskell Field
Presenter: Mara Huston, Park and recreation Committee
Estimated cost: \$70,975

This project would replace the mulch currently under two major play areas. A third area has already been replaced but that pour in place surface is failing and another section is in good condition and still under warranty. SMILE is trying to raise funds to replace the failing section. Because of the insolvency of the Field Enterprise Fund, maintenance of the wood chips cannot be funded. Upkeep of the wood safety fiber surfacing is a full time job. Without that constant maintenance wood chips also make it difficult for all abilities to utilize the playground. Poured in place surfacing would allow significantly less maintenance.

Discussion:

- Life expectancy for PiP is 8-15 years. The current section that is in good condition is still covered by a 5 year warranty. Question: Will that warranty be voided when the new surfacing is in place because it will be contiguous to this section. Mara will have to check on this.
- The committee was concerned about the safety of the first section, which is not included in this request. Park and Rec intends to use ½ of this funding to fund as much of the new surfacing as possible. Fundraising from SMILE will be used to complete as much of the rest as can be paid for. This raised additional concerns about the project being done piecemeal.
- The committee requested additional information including:
 - Cost benefit analysis (including maintenance costs for the wood chips)
 - Phasing and warranty information regarding new and old (to address concerns about not replacing the entire surface at the same time)

Vote to recommend approval of this project: Aye 0 Nay 5

The committee requested the additional information by the February 28 meeting. At that time the committee would revisit the vote, since there was consensus that the project was important but there was too much missing information to receive support at this time.

Item 2. Town Hall Blue Ribbon Committee Report

Presenter: Chris Morely

Estimated cost: \$600,000 for design fees

To be funded through CPC funds

The committee reviewed the previous information from the January 31 presentation by the BRC. Most of the space in the current Town Hall is unusable because of infrastructure problems and inaccessibility. This plan would provide additional meeting space, reconfigured Town Clerk's office space, storage space, a catering kitchen and, importantly, would be ADA compliant.

Discussion:

- There were differing opinions on the committee regarding the recommended use of the building.
- This plan does not include office space that is needed for town services, other than the Town Clerk's office, which means that there is still a need to find or build space for SPS administrative offices.
- It would provide a second floor space that could be used for meetings and events. This could be an incentive to improve the town center and make it a real center of activity.
- It provides space for the Historical Society and eliminates the need for construction of the barn in their plans, although they will still be raising funds to renovate the Loring Parsonage. There was some concern that this would be using town owned space for a private entity.

Vote to recommend approval of the project: Aye 3 Nay 2

The project will get CIAC approval in the report.

Item 3. Featherland Multisport Court Reconstruction

Estimated Cost: \$220,000

This item had been previously approved. The need for the project was supported by a survey and the need for practice tennis courts for the LS JV team.

It was reaffirmed unanimously.

Item 4. Bruce Freeman Rail Trail

Estimated Cost:

There was a question about the specific percentages of cost that would be the town's responsibility and that the state would assume. Jim will check with Beth Suedmeyer on these details so they can be included in the report.

Note: Eric Greece left the meeting at 9:00PM.

This item had been previously approved.

It was reaffirmed: Aye 4

Item 5. Capital repairs to HVAC equipment
Estimated cost: \$55,000

The funds will be divided amongst needs at Curtis, and GoodnowLibrary .

This item had been previously approved.
It was reaffirmed: Aye 4

Item 6. Multi-Purpose Holder Unit 46
Estimated Cost: \$182,000

This item had been previously approved.
It was reaffirmed: Aye 4

Item 7. Wireless Infrastructure for Elementary Schools
Estimated Cost: \$250,000

This item had been previously approved.
It was reaffirmed: Aye 4

Item 8. Town and School Parking Lot (Loring and Fire Station)
Estimated Cost: \$275,000

This item had been previously approved.
It was reaffirmed: Aye 4

Item 9. Schools Playgrounds (Only one elementary school)

This item is still a work in progress so there was no action taken.

Item 10. Fire Department Ladder Truck
Estimated Cost: \$940,000 (Funded through a combination of Free Cash and Public Safety Mitigation Funds)

This item had been previously approved.
It was reaffirmed: Aye 4

Item 11. Goodnow Library

Because this project is privately funded the CIAC chooses not to make a recommendation.

Public Comment

Susan Berry checked in after the Finance Committee meeting to update the CIAC on the status of free cash. There was a very brief comment regarding our recommendations and available funds.

Meeting adjourned at 9:23pm.
Respectfully submitted,
Sue Abrams
Clerk