

**TOWN OF FRANCONIA
CAPITAL IMPROVEMENTS PLAN MEETING
NOVEMBER 20, 2019 AT TOWN HALL**

MEMBERS PRESENT: Karen Foss, Steve Plant, Trevor Presby.

MEMBERS ABSENT: Jeff Blodgett, Peter Grote.

OTHERS PRESENT: Jenny Monahan, Corey Rush.

Appointments: 3:00pm – Corey Rush, Buildings & Grounds

The meeting was called to order at 3:00pm. The Committee then approved the meeting minutes of Oct. 16, Oct. 23 and Nov. 6 as written.

Corey Rush, Buildings & Grounds - Review of Town Buildings:

Corey provided a detailed spreadsheet of buildings data that includes conditions of the following building components: Roof, Furnace/Heating, Air Conditioning, Septic, Parking Lot, Windows, Siding/Painting and Garage Doors.

The Committee reviewed the data with Corey Rush, opting to bypass the buildings at Dow Field (gazebo, pavilion and shed so there would be more time to focus on buildings with known issues that are critical to town operations.

Highway Garage - The garage's metal roof, installed in 1968, is at the end of its life expectancy but is not currently having any issues. Trevor suggested that Corey pursue a quote for its replacement so funding can be prepared. The furnaces there were installed in 2014 but are actually 2010 models.

Library – The age of the slate roof at the library is not known. Corey said there are some issues and it will need work or replacing before too long. In the spring, Corey will look into contractors and pricing for slate roof work. Corey said the carbon monoxide issue that stemmed from the pellet stove seems to have been solved by isolating the stored pellets. In the past there were some issues with water coming into the basement through the foundation but Corey believes those leaks have been sealed and there have been no further issues.

Maintenance Garage – Corey said this building is largely used for Buildings & Grounds equipment storage. There have been some minor issues with the furnace that Corey takes care of himself.

Safety Building – The shingled roof on this building is expected to need replacing around 2034. There are no pressing issues going on in this building at this time.

Splude's Place – The small educational building is maintained by the Heritage Museum.

Town Hall – The metal roof at Town Hall was installed in 2009 and is expected to last approximately 50 years. The rubber portions of the roof should last approximately 30 years. There are issues with the

furnaces and Corey has to check them every morning during the winter to be sure they are operating. Corey said the main issue is that they are not big enough to heat the whole building reliably. He recommends replacing the furnaces in 2020 or 2021, and said the cost will be about \$17,000. Chairman Foss suggested looking into changing from oil to propane for improved fuel efficiency. The safety issues cited by the Fire Marshall in 2018 are among the worst issues with the building in Corey's opinion, and are currently preventing Chief Gaudette from issuing an Assembly Permit. The septic is also old and has surpassed its anticipated life. Corey said the parking lot is in terrible shape, with high and low spots which make it difficult to plow.

Warming Hut – Corey said the warming hut is in bad condition, may have mold and should be replaced. He has not seen mold but says he has been told it is there and the building has an odor of mildew. Trevor recommended Corey have the mold issue looked at so it can be determined if the building is safe for use.

Transfer Station – The Transfer Station has a furnace from the former Fire Station that was manufactured in 2010. The garage doors there are in poor shape and need to be replaced soon. Corey said their condition contributes some to the heat loss there. Due to the anticipated cost being less than \$5,000, the funding should come from the Transfer Station's operating budget. The **Transfer Station Recycling Shed** is in fair shape with no anticipated repairs cited at this time.

Mittersill Fire Station – This building is leased from the State and serves as a storage facility. There is power but no heat. The metal roof was put on in 2014.

After reviewing the buildings data, there was a brief discussion regarding the Town's building needs and that consolidating facilities in the future may serve the Town better.

The Committee then discussed what information they would like to obtain for the next meeting where they will begin finalizing their recommendations. Town Administrator Burbank will be consulted for some additional Life Squad financials.

The next meeting was scheduled for Dec. 4.

With no further discussion, the meeting was adjourned at 4:10pm.

Respectfully Submitted,

Jenny Monahan