



Town of Thomaston  
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*Capital Improvement Committee  
Selectman's Conference Room*

*Minutes*

*January 6, 2009, Tuesday  
5pm*

Members present: Ed Mone, Paul Biron, Susan Costa, David Bertrnagel

Others present: Marty Egan, Scott Simpson, reporter from Thomaston Express

Call to order: The meeting was called to order at 5:07 pm.

Approve Minutes: No minutes to approve.

Old Business: None.

New Business:

Marty presented capital requests for fiscal year 2009-2010.

Playground equipment. There has been a lack of funding in the past to adequately maintain the playground equipment and many items have been scrapped and not replaced. The recreation commission is seeking annual funding of \$5,000 per year to build up a reserve for capital equipment replacement. While the recreation budget does budget for maintenance, the operating budget is always cut limiting the amount of work they can do. The commission has not put together a list of items needed by park or the cost to replace, but wants to at least start by obtaining some form of reserve.

Nystrom Pond weed control. Marty explained they are about two seasons away where there will be no swimming because of the weed problem. The \$7,000 requested would treat weed growth on 1/3 of the pond in the worst area. Ideally, it should be treated annually and would like to

treat another 1/3 in 2011 and 1/3 in 2012. This ongoing treatment is more of an operating cost, but the operating budget is always cut.

Lawn Mower. With the lawnmower down, the recreation department has had to outsource grass cutting. Since July outsourcing cost \$2000 plus repair costs to the current mower, which could have gone towards the purchase of a mower. The mower was fixed and is again not working. Additional outsourcing would be required before June 30. The Committee recommends that the mower be purchased now to avoid costing the Town more. This will be brought to the Board of Finance for funding in the current fiscal year - cost \$6,375. The committee will keep the item on the list for funding in 2014 for new scheduled replacement.

Basketball court. The court is frost heaved and work in kind was provided by the Highway Department, but remains unplayable and dangerous. Many neighbors have asked that the court be rebuilt. The cost of \$17,445 includes highway department providing some of the work.

Tennis Courts. This item has been on the list since 1999. The court has a large crack which is a tripping hazard due to tree roots. Money set aside in the past was used to repair the crack which is usually done in May, however there is no money left for this May's repairs. Marty has informed the Board of Education in writing that the leagues may wish to look for an alternate court this season as it may be forced to shut down.

Scott Simpson presented requests for the Town Hall building.

A detailed report prepared by Scott Simpson was passed out for review along with a CD of pictures. Copies of this report will be distributed to members of the Board of Finance. While this report covers in length many problem areas of the building, Scott has requested from CIP the most urgent items.

Paint, rotted wood and railing exterior of Town Hall. Pictures were provided of the areas on Town Hall of severe rot, particularly on the Main Street side roof railings and banisters. Wooden balls weighing 40 lbs have rotted and one fell to the ground. Ed Mone suggests that any rotted wood which poses a safety threat to the general public should be removed. Any repairs made to the historic building have to be approved by the State Historical Commission. An estimate of \$50,000 was received for this project, but drawings will be needed and it will need to go out to bid.

Fire alarm panel. This is a high priority project. The panel is old and parts are obsolete. If this panel should break the Town Hall will have no fire alarm protection. The Opera House put in a new system for their area with grant funds, but it failed inspection because of the magnetic door closures. Also the Town was operating on a separate system than the Opera House, so if the alarm rang in the Opera House the rest of town hall would not know it. The fire marshal

issued a letter requiring the Town interface the two which the town had to fund in the prior year. The panel costs approx \$15,000. The subsequent requests for \$5000 a year is to replace the devices (detectors, sensors, and pull stations).

HVAC. There are approx 66 units in the building, approx 20 years old running 24-7. These are constantly being reset, repaired or bypassed and repairs are costly. These units have reversing valves which supply both heat and AC. Some have been replaced, because it is more cost feasible to replace than to repair. \$10,000 a year is requested to start a replacement program. While 9 are out \$10,000 will replace about 3-4.

Floors and Carpeting. Some carpet has been replaced in town hall but there are other areas still in need of replacement. The landing at the stairwells also need replacing. A landing was stripped of its wax which ruined the floor. This type of flooring is not meant to be stripped. Seams are coming apart. \$10,000 a year is requested to continue the replacement program.

The next meeting will be held on January 13 at 5 pm in Meeting Room 1 due to a conflict in the Selectman's Conference room for the HR Committee. At the next meeting, Susan Costa will review technology needs and Paul Pronovost will present his requests for the Highway Department.

Meeting adjourned at 6:30 pm.

Recording of Minutes by Susan Costa.  
January 7, 2009