



Town of Antrim, New Hampshire

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CIP Minutes 10-23-2018

CAPITAL IMPROVEMENT PROGRAM

MEETING MINUTES

October 23rd, 2018

Location: Antrim Recreational Department & Memorial Park

Present: Bob Edwards, Steve MacDonald, Bob Holmes

Staff Present: Ashley Brudnick-Destromp (*Assistant*), Carol Ogilvie (*Planning Consultant*), Joan Gorga (*Recreation Chair*) Isaac Lombard (*Recreation Vice Chair*), and Celeste Lunetta (*Recreation Director*)

Absent: Victor Rosansky, and Ron Haggett

Recreation Department CIP Committee Review:

I. Town Gym:

- The CIP Committee met with the Recreation Department onsite at the Town Gym located at 10 School Street. The conversation was started by Ms. Lunetta, and the committee was brought into the gym to view the floor first.
- Ms. Lunetta stated that the floor was completely redone in 2003, and the system failed. (There were obvious unevenness noted and creaking when walking on it.) Vice Chair Lombard added that the previous floor was from the 1950s, and never had a failure issue. Once the parking lot was done, there was a moisture issue that occurred. Ms. Lunetta went on to explain how the moisture that occurred under the floors made the pins loose, and therefore the end result is a floor that looks uneven and creeks. Ms. Lunetta and Chair Gorga said that the Highway Department and Jim Plourde did a lot of work over the summer on the outside of the gym to reduce the flow of water into the gyms area. The CIP Committee could see along the walls of the gym where the water physically came in from the parking lot. Ms. Lunetta currently does moisture checks to make sure the levels are going down or being completely resolved.
- Ms. Brudnick-Destromp asked if there was an estimate done to build a new gym floor. Ms. Lunetta stated that 3-4 years ago, the estimate was around \$80,000 for a completely new floor. Vice Chair Lombard pointed out that the current gym floor system failed in multiple schools, and is no longer a design that is sold anymore. Ms. Lunetta stated that the plan is to sand the floor down, as it has never been sanded before, to increase its longevity before replacing it. The floor could last anywhere from 8 to 15 years depending on how many times they can sand it. Mr. Holmes asked what the thickness of the wood is. Vice Chair Lombard responded that it is anywhere from $\frac{3}{4}$ to $\frac{7}{8}$ of an inch, but was not 100% positive on the exact numbers. Ms. Lunetta said that once they have the moisture issue under control, then it would be safe to put a new floor down, but there is no need to do a replacement floor until they have that issue controlled. Sanding will cost roughly \$13,000-\$14,000, but those funds will be a maintenance project and not from the CIP numbers.

II. CIP Numbers Discussion

- The CIP Committee went back inside the Recreation Department office to discuss the numbers provided on the spreadsheet by Ms. Ogilvie. Per Vice Chair Lombard, Chair Gorga, and Ms. Lunetta, the numbers the CIP Committee had are incorrect. Vice Chair Lombard mentioned that the Department was not seeking any money towards re-doing the gym floor, and that their

main focus for several years has been to re do Memorial Park. Chair Gorga added that they have been requesting money for Memorial Park for 4 years, and somewhere along the way numbers and words have been altered and they have not received any funding towards Memorial Park. Ms. Lunetta also stated she did not know where the numbers came from that the CIP Committee has. All 3 members voiced how frustrating it has been for them to receive funding for Memorial Park, as it has been their top priority to fix for a long time now.

- A long conversation ensued between Ms. Ogilvie, the Chair, Vice Chair, Ms. Lunetta, Mr. Edwards and Mr. Holmes. Vice Chair Lombard said that they had a 10 year plan for Memorial Park, and Ms. Ogilvie informed them that there were no numbers presented to the CIP Committee for Memorial Park, in which case all 3 members representing the Rec Department insisted they had been submitting requests for several years.
- Mr. Holmes suggested doing an even amount each year towards the project. Mr. MacDonald commented that if it goes on a warrant, it needs to be used just for that purpose.
- Chair Gorga said that she would like to see more money go into memorial park, as that is the main focus, and they don't think the gym floor will need to be replaced anytime soon. Mr. Edwards asked the Chair if she knew exactly how much money would be needed for Memorial Park. Chair Gorga stated around \$250,000, and that there are drainage issues, replacement of tennis court is needed, rebuilding the playground area to gear more towards little kids, picnic tables and benches are also needed. Chair Gorga also went on to say that they need to replant the grove trees, and that they want to swap the tennis court area and the children's playground area. Eventually they would also want to re do the skate park and make the park more wheel chair accessible.
- Mr. MacDonald asked if there was anything that needed to be done to the band stand. Chair Gorga mentioned that she had paid out of her own pocket for the landscaping done around the bandstand, but that it did not require much work at the current moment, it is in good condition. Mr. MacDonald asked about the trash concerns and security of the overall park. Chair Gorga said that there is no longer video surveillance, as the cameras were taken down by someone and stolen, but the drug dealing has stopped, and the problems have cut down. Ms. Lunetta added that the overall community spirit of Memorial Park has increased.
- Chair Gorga mentioned that they have grants for the tennis court portion. Mr. Edwards asked if it was a 1 to 1 match, and Chair Gorga responded that it's more like 50/50 and it's all in kind and volunteer.
- Mr. Edwards asked Chair Gorga if the request for \$250,000 includes the skate park renovations, in which she replied it does not, and that it will cost more. Mr. Holmes asked Chair Gorga if she knew what the Rec Department could use for each quadrant. Vice Chair Lombard said that swapping the playground with the Tennis court was the first quadrant they wanted to tackle, in which Chair Gorga stated it would probably cost \$120,000 for the Tennis Court, with \$100,000 from the town with matching quadrants. They will also need picnic tables and new trees, and stressed the importance of pine grove, and how they have to keep a certain amount of trees there to maintain grant funding. They have had several trees removed due to condition, and are treating trees the best they can to help preserve them. Chair Gorga mentioned how the boy scouts had made a picnic table for the park, and how they can ask them to make several more. Ms. Lunetta also added that the Tennis court could have multi use for basketball, but they have an established tennis program that they receive grant money for. If by having it as multi use affects the grants, then they will have it strictly for the tennis program.
- Ms. Lunetta also mentioned that there is funding towards landscaping in the form of grants, and that there are tree donations done for Earth Day programs.
- Mr. MacDonald wanted to verify that each quadrant would cost around \$100,000. Chair Gorga replied yes, so in total they would be looking at \$400,000 from the town by the end of the project. Mr. Holmes inquired about when the timeline would be for the 1st quadrant. Vice Chair Lombard responded by saying that he would rather the gym floor funds go to the Fields Funds, in which case Chair Gorga stated she would rather see both, \$20,000 for each. Mr. Holmes then mentioned that the Rec Department might want to start a capital reserve fund for Memorial Park. Ms. Ogilvie responded that the Rec Department has a capital reserve, and if it can cover the fields and parks? Mr. Edwards said he would have to review it. He went on to say that the town took money out and put it in the general fund when things got rough with the towns bridges. Chair Gorga added that the Rec Department had lost everything they had accumulated when this happened, and that it has happened to them more then once. Mr. Edwards added that the state stopped the town from putting funds back in, and that there should be a broader application of the funds.

- Chair Gorga read the warrant article from 2011 to verify that funds could be used towards Memorial Park. Ms. Ogilvie stated that it has not been changed on her end, and that she will change it on the spreadsheet for the CIP committee. Chair Gorga added that at least years town meeting, they had requested \$5000 for Memorial Park. Ms. Lunetta added that they want to do more with the community. Chair Gorga added that they had promised the people they would not ask for more money for athletic fields if they had the lights approved. The lights were approved, and the money that the Rec Department had asked for towards Memorial Park was put under Athletic Fields anyways. Mr. Edwards suggested doing a sub category, and that he didn't understand how it got modified.
- Mr. Edwards asked if the Rec Department had received any funding from ConVal school district. Ms. Lunetta responded that they had received 1 check, and that they have declined to contribute to shay field even though they said they would.
- Mr. Holmes pointed out that there is only 1 capital reserve fund for the Rec Department.
- Ms. Lunetta said she has been here since 2000, and that the Rec Department needs consistency otherwise words get lost, the needs get lost, and the numbers do not come out right. Mr. Edwards said he can understand the frustration with paying to get estimates, and then not getting the request done.
- Chair Gorga and Vice Chair Lombard said that the school district should pay for the new gym floor when it fails since it was their construction that caused the water damage to occur and ruined the floor. Ms. Lunetta added that when Antrim joined Conval, Conval is supposed to upkeep maintenance. They pay for the heat and the electricity, in which Chair Gorga added that they did not put in separate controls. Mr. Edwards stated that they still need a percentage of use, and that this conversation was had recently. He added that the contract with Conval doesn't end in 2037, and that it is on an auto renewal. If Conval votes to let this school go, then it will be turned back over to the town. The ownership is the town, but the right to use is with Conval.
- Ms. Lunetta added that the gym is used by Antrim. Mr. MacDonald made a comment that out of all the departments, the Rec Department is the most complicated matter.

III. The Bus

- Ms. Lunetta wanted to add that the Bus was purchased in 2005, and has 32,000 miles on it. They purchased it through a lease program, and is in no need of replacement. It is well maintained.

IV. Gregg Lake Beach

- Mr. Edwards asked if there were any beach improvements needed, specifically in regards to the bathrooms.
- Chair Gorga stated that if Antrim Wind get going, they are supposed to give \$40,000 to the Rec department for the beach. The Chair wrote a \$25,000 grant for the Gregg Lake Water Management plan. This covers Water flor, drainage issues, the beach, and the boat ramp.
- Ms. Lunetta said that the replacing of the toilettes would cost \$100,000, and that her and Donna Hanson were looking at a LTWCF grant. There was a survey done in the community, and the feedback was do not make the beach appealing where even more people will use it.
- Ms. Lunetta mentioned that the current toilets are pumped 1-2 times a month. And that it is a tank that is pumped.
- There was a small discussion of the water and testing. Chair Gorga pointed out that the ecoli counts are low. Ms. Lunetta also added that they stopped adding beach sand, and now they just rake and fluff it.
- Mr. MacDonald started a discussion on parking spaces, and that parking is a known problem. Chair Gorga stated that they wanted a safe space for dogs and kayakes, and that even if they did move the rock to add an extra 30-40ft of parking, it wouldn't fix the parking issue.

V. Richardson Trust

- There was a very brief discussion on the Richardson Trust, and how it is not be used for CIP related expenses.

VI. Tour of Shay Field and Memorial Park

- The committee drove by Shay field on the way to Memorial Park for a tour, and Ms. Lunetta pointed out that the only thing that would need to happen with Shay Field is there is no venting on the 2nd floor of the building, and that it would be a minor maintenance project in the future of \$5,000-\$10,000.
- The committee walked the premises of Memorial Park, as they were shown in person where the Rec department wanted to move things around, and the improvements that were needed. The drainage going into the pond was discussed amongst Mr. Edwards and Chair Gorga, as Mr. Edwards is working on another project of where the run off is in the town.
- Ms. Lunetta pointed out that there are 2 sewer access points that heavy trucks will need access too. This is something she is keeping in mind in terms of redoing the pathways and the materials to use. Several ideas were mentioned about the children's playground that will get built. Ms. Lunetta would like to see a splash pad, but knows those can be expensive. In general, they want Memorial Park to be an area where all different age groups can come together. They would like picnic tables with chess boards painted on them, the skate park re done and modernized, the tennis court re done and brought closer to the street and the playground re done to have much more to offer for younger children, and be closer to the band stand.

Adjourned: The meeting ended around 10:45am, with some members leaving earlier and not joining the tour of Memorial Park and Shay Field.

Next Meeting: Monday October 29th, 2018 at 9:00AM at Little Town Hall.

Respectfully submitted,

Ashley Brudnick-Destromp