

INFRASTRUCTURE COMMITTEE

Monday, June 28, 2010

Minutes

Attending:

Councilor Jean Lawlis	Public Works Director Chip Swan
Councilor William Shakespeare	Public Safety Director Joe Rogers
Councilor Janet Hughes	Pool Director Darcy Peakall
Councilor Andre Cushing	Town Manager Sue Lessard
Mayor Matthew Arnett	Peter Neumeyer Mechanical Serv.

1. Minutes of May 24, 2010 – The minutes of 5/24/10 were reviewed and no changes were made.
2. Old Business
 - a. Update – Mayo Road – Public Works Director Chip Swan briefed the committee on the Mayo Road Project. It is approximately one week behind schedule. There was one major problem during the past week due to breaking of a major phone cable.
 - b. Complaints – Building Condition Rte 1A/Kennebec – The Public Safety Director discussed with the Committee complaints that have been received on the dilapidated condition of three buildings in the vicinity of the intersection of Kennebec Road and Route 1A. Of primary concern is the old Town Office building which has open, broken windows on the second floor but the former redemption center building and a nearby garage also were cited in the written complaint. The Committee discussed a number of possible options related to the old Town Office building including condemnation, purchase by the town, eminent domain, and a memorandum of agreement with the owner for rights to replace the structure. It was the consensus of the Committee that it would be best to work cooperatively with the current owner to get the building removed. The Town Manager was instructed to ask the Town Attorney for legal information on each of the possible options.
 - c. Mayo Road – 5 year Moratorium on Constructions – Public Works director Chip Swan requested that the Committee consider endorsing the idea of a construction moratorium on the Mayo Road following completion of the road rebuild project. Two property owners with possible projects have been contacted so that they could make arrangements for water and sewer connections during the project. The Town Manager was instructed to notify all property owners on Mayo road of the possible 5 year construction ban on non-emergency road openings so that they might make arrangements for connections.

- d. *The shed roof on one of the Town Garage buildings needs replacing but it is a very small item and does not have to be done until 2011 according to the inspector from the insurance company that did the initial inspection. The Public Works Director will put this item in his next regular budget.*
 - e. *Salt Bids – The Town bid for winter salt as part of the State bid. The low bidder for the Town was Harcross with a per ton price of \$63.42. Motion by Matthew Arnett to recommend to the full council that the bid of \$63.42 be accepted. Vote 5-0.*
3. **New Business**
- a. *Request – Land Donation – Habitat for Humanity – While the Committee expressed support for the Habitat for Humanity program, a discussion of available land indicates that the Town currently does not own any land that would be suitable for donation for this purpose. The Town Manager was instructed to put an article in the upcoming Town newsletter seeking interested property owners who might wish to donate a lot for this purpose.*
 - b. *Pool Air Handling System - Pool Director & Mechanical Services Representative –Pool Director Darcy Peakall and Mechanical Services Representative Peter Neumeyer presented information to the Committee regarding the extremely poor condition of the existing air handling system at the Lura Hoyt Pool. This very critical piece of equipment is central to the efficient operation of the pool and impacts fuel usage, air quality, and building degradation. Two separate types of units were discussed – one that was similar to the existing system and another that was a mechanical dehumidification process. Cost estimates for the first type were in the area of \$110,000 and for the second type of \$171,000. It was suggested that the Town should retain a mechanical engineer with pool experience to design what is needed for an air handling system and put it out to bid and bring those back to the Council for approval. Motion by Janet Hughes, seconded by Matthew Arnett to recommend to the full council that they fund design and replacement of the air handling system at the pool. Vote 5 – 0.*
4. **Public Comment - None**
5. **Councilor Comments – None**

6. *The Town Manager notified the Committee that Michael Wagner had volunteered to do an Eagle Scout project that involves building 55 gallon drum trash barrel wooden containers for 8 trash receptacles in four town parks.*

Respectfully submitted,

*Susan Lessard
Town Manager*