

Wallingford Elfin Lake - Facilities Planning

September 11th, 2024 5 PM

Town Hall

Present: Ralph, Denise, Shannon & Justin

Call meeting to order – Shannon called the meeting to order at 5:00

Public Present: None

Approve agenda - Agenda approved by consensus

Approve Minutes from June 26, July 8 & August 15

- Approved by consensus, Justin abstained from August approval

Public comment – none

Erosion control budget and grant application

Shannon went to SB meeting they approved the grant application. No additional comments on the grant.

Review Ralph's design & estimate budget for Elfin lake building

Estimate – Group hasn't been able to find a contractor to get us an estimate. Estimates are a lot of work. 1000 sq ft \$50/sq ft is 50k so that is the best we have for an estimate for now. We can start with a 50k budget and prioritize work.

Prioritize the following categories:

- CODES – fire/safety, plumbing, electrical, energy, waste, ADA
- FUNCTIONALITY – admissions window, visibility, safety
- SECURITY / MAINTENANCE issues

The group discussed the upcoming building grant (rec facilities grant) & match opportunities for the building. Match for the building grant may be able to be covered by the erosion control implementation or the planning grant for the erosion control project. For the erosion project implementation to be counted as a match, the projects would need to be completed at the same time or the erosion control after the building project. The only funds that can count prior to the building reno (should it be funded with the grant) would be the design funds. Maybe the erosion design could count as a match? If not, at least Ralph's time on the building design.

Ralph's ideas for a prioritized list:

1. Gutters – pull out gutters to catch runoff
2. Clean out sewer lines, replace plumbing fixtures, comply with ADA & codes

3. Check electrical wiring & new efficient lights
4. New windows/doors to comply with codes
5. Restore masonry & cut new opening
6. Paint interior walls and floors, exterior Patches
7. Raise changing room doors, new admissions counter, shower curtains
8. Fans in bathroom
9. New kayak rack
10. Add water fountain in the building
11. New skylights

The group is ready to share the building design with selectboard. We should ask Sandi to get on an upcoming agenda.

We do need to find out what the code is for unisex bathrooms. The group believes any single bathroom needs to be unisex.

Boat storage recommendation - Group discussed boat storage. They recommend getting rid of the peddle boats because of their size and need for maintenance and keep just kayaks and stand-up paddle board. The kayaks and SUP could be stored outside on a rack and locked up at night.

Denise stopped at Emerald Lake and talked to the concessioner who rents the boats. They drag the boats back to the building every night and lock them up outside. The concessioner said in a dream world they would have a rack near the water to lock boats to.

Next Meeting Agenda Building

Adjourn – group adjourned at 5:45 PM