**Buildings & Ground Committee Meeting – February 10, 2025**

Buildings & Ground Meeting Summary:

Attendees: Council President King; Council Members Baltzell, Buxton, Clausen, Fleck, Gray, and Sanford; Mayor Hazel; Safety Service Director Hitchcock

Start Time: CM Sanford called the Building & Ground Meeting to order at 6:00 PM

Main Topics Discussed

**1. Restroom Removal and Construction**

* **Current Situation:**
  + Existing restroom at West View Park located west of the octagonal shelter house.
* **Plan:**
  + Remove the old restroom while retaining the shelter house structure.
  + Construct a new restroom to the north of the existing shelter.
  + New restroom design similar to those in Bryson District without stone finishes to reduce maintenance.
* **Budget:**
  + Estimated construction cost: $313,000 - $315,000.
  + Including engineering costs: $350,000.
  + Available funds: $366,000 from the Parks Capital account.
* **Funding Details:**
  + Previous restroom in Bryson was funded by TIFF district funds, avoiding the use of general funds.
  + Current project has been transferred to Parks Capital.
* **Construction Timeline:**
  + Aim to start after the baseball season to minimize impact.
  + Construction duration expected to be 3-4 months.
  + Temporary use of porta-potties during construction.
* **Additional Features:**
  + Installation of three stalls on each side and a family handicap bathroom.
  + Inclusion of bottle filling stations as standalone units.
  + Security cameras to be installed outside the restroom.

**2. Playground Development**

* **Location:**
  + South side near the pond and adjacent to the skateboard park.
* **Design:**
  + Removal and aging of certain skateboard park asphalt sections.
  + Implementation of a dirt mound to separate the playground from the skateboard area.
  + Installation of swings near the pond area.
* **Timeline:**
  + Playground addition planned to commence after restroom construction concludes.

**3. Shelter House and Storage Solutions**

* **Shelter House:**
  + Retained structure to serve as an open shelter house.
  + Removal of internal block walls to restore original condition.
* **Storage:**
  + Existing storage units to be relocated near the woods.
  + Plans to replace current portable sheds with better alternatives to keep storage out of sight.

**4. County Land Reclamation**

* **Details:**
  + County is reclaiming ground by the woods on the east side for camping purposes.
  + Installation of fencing by the county to secure the area.
* **Impact:**
  + Loss of some soccer and baseball play areas.
  + Coordination with the county to ensure smooth transition and usage rights.

**5. Security Enhancements**

* **Measures:**
  + Installation of security cameras by the new restrooms to prevent vandalism and unauthorized activities.
  + Repointing existing cameras to cover the new restroom areas effectively.

**6. Ordinance and Bidding Process**

* **Ordinance:**
  + An ordinance is prepared to facilitate the bidding process for the construction project.
* **Bidding:**
  + Local companies will be invited to bid, with the lowest bid being recommended for council approval.
* **Timeline:**
  + Aim to bring the ordinance to the committee and council swiftly to adhere to the project timeline.

**7. Budget and Cost Concerns**

* **Discussion:**
  + Concerns raised about the high cost of restroom construction ($315,000).
  + Justifications provided include increased material costs post-COVID, expensive plumbing, masonry, and prevailing wage requirements.
* **Response:**
  + Emphasis on balancing long-term maintenance with initial construction costs.
  + Assurance that the design prioritizes durability and minimal future maintenance.

**8. Action Items**

* **Immediate:**
  + Finalize and pass the ordinance during the current meeting.
* **Short-Term:**
  + Adjust construction plans to include bottle filling stations.
  + Schedule construction post-baseball season.
* **Long-Term:**
  + Proceed with the bidding and council approval process.

**9. Follow-Ups**

* **Next Meeting:**
  + Finalize bids and council approval for construction funding.

CM Sanford adjourned the meeting at 6:13 pm

Submitted by Michael F. Didonato, Clerk of Council