

Town of Warren

Submitted by Tim Angevine, First Selectman

The intent of this Capital Project Fund Plan is to be used by the Board of Selectman, Board of Finance, and the Community to plan and appropriately allocate necessary funding to sustain services for the Town of Warren into the future. This plan will be presented in three parts: 1. The Warren Volunteer Fire Company, 2. Warren Public Works, 3. town building maintenance, repairs, and infrastructure improvements.

Overview: For the past 10 years we have been the beneficiaries of two, recent, major construction projects. The new construction of our Warren Town Hall and a major renovation at our former Town Hall, now our Community and Senior Center. Both buildings are beginning to require minor repairs, also indicating that we should now begin planning for larger repairs down the road. The way a town plans and responds to maintenance reflects its overall management. Our community is fortunate to have a strong Grand List, together with a strong volunteer community that provide essential operations to the community. This includes all the boards and commissions as well as emergency services.

Current balances as of October 19, 2021:

Equipment Fund is \$121,179

Fire Truck Replacement Fund is \$685,000 (new firetruck planned to arrive sometime towards the end of this year)

Capital Non-Recurring Fund Balance: \$295,611 (Must go to Town Meeting to expense)

Undesignated General Fund Balance: \$1,970,424 (unaudited) However, we need \$1,419,728 of that to maintain our minimum three-month reserve in fund balance, so effectively only \$550,696 remains. If we keep our preferred four months in reserve, available undesignated fund balance drops to \$77,454

Part 1. The Warren Volunteer Fire Company Inc.

The following information was provided and approved by the Warren Volunteer Fire Company Inc. membership in the Spring of 2021.

Engine 6 to be replaced in **2021** Approved at Town Meeting October 15, 2020, \$561,519.00

This includes \$160,000 being paid by the Warren Volunteer Fire Company.

Ambulance to be replaced in **2025**, estimate \$250,000. Current ambulance in service since 2009.

Engine 7 Tanker/Pumper to be refurbished in 2038, estimate \$300,000. In service since 2003.

Engine 8 Rescue to be refurbished in 2044, estimate \$300,000. In service since 2009.

Richard Ponton, Treasurer for the WVFC said in March 2021, that the Company would like to wait until closer to 2024 before committing any funds to a future ambulance purchase.

Part 2. Warren Public Works

2022 Mini-Excavator - Example: 60G John Deere 2021 estimate new \$72,000, nothing to replace

2022-2025 Road Mower – over the top of guard rail, 2021 Estimate new \$150,000, refurb \$35,000 to \$70,000

2023 - Replace Truck 10 – 6 wheel – Estimate \$215,000 (4wd model)

2023 – Replace Pickup #1 – Estimate \$48,000

2026 - Replace Truck 12 – 6 wheel – Estimate \$205,900

2026 – Replace One Ton Truck #2 – Estimate \$50,000

2023-2025 Replace John Deere Payloader - Estimate \$170,000

Estimates from Josh Tanner, Road Foreman and dollars are inflated to show real year price

Research shows a yearly new truck inflation of approximately 4.5%

Updated numbers from Public Works are proposed each spring to the Board of Finance.

Part 3. Town building maintenance, repairs, and infrastructure improvements.

Academy Building

Because the building is not in conformance with the ADA (American Disabilities Act) standards, a plan is needed to open the doorways and make the bathroom and kitchen accessible. This building is also listed as our reserve or backup Emergency Shelter – cost unknown

Community and Senior Center

Wooden windowsills on the south side of the building are the most pressing concern, as the decay is turning into rot, and structural failure. A full estimate or bid package is needed for the repairs of the sills on the entire building – cost unknown

Sound Management - One of the most significant and overlooked projects at the Community Center is the management of sound in the gymnasium. Since the building was built around 1950, the gym has always been acoustically challenging. If you drop a basketball at chest high, the sound will echo for 3 to 4 seconds. When the Fire Company has sponsored dances in the gym in past years, they would invite the community and fill the room. As part of their decorating the gym, they would add large cloth sheets above from the walls to the ceiling. This would change the acoustics in the room and make it an enjoyable evening for all. One of the hurdles that came up when researching sound panels/tiles or fabric is how to deal with a small amount of asbestos fiber encapsulated in the ceiling plaster. I met with JP Maguire Associates, an asbestos removal company, and they explained they could safely install hooks at appropriate spacing on the ceiling if necessary. Working with any of the wall areas would not require any special concerns and could be a good place to start. – Cost Estimate \$2000 to \$15,000

Roof was done during renovation approximately 10 years ago.

Town Hall - In past years water has been coming into the basement of the Town Hall. Since the grass have fully grown into the pavers in front of the building, the water that comes off the roof and flows naturally back into the building. We have just installed gutters on the corners of the building and will cut back the lawn to allow for water to flow away from the building. Once we are certain the changes are working, we will then replace the sheetrock, trim, and paint the walls.

HVAC – The combination floor heat system with forced hot air is a great but demands maintenance.

Building built approximately in 2010.

Warren Woods

Ag Barn Roof – replacement cost using corrugated metal - \$50,000 (8-30-21 from New Roofing, Siding and Remodeling LLC.) This does not address any issues with siding, rotted poles at base in back right corner, dirt floor, old doors, no doors in rear, no gutters)

New Decking around Main Facility, and stairs into County Store – cost unknown

Consider roof life analysis on all structures at woods – cost unknown

Library

Complete Siding on Building needed – cost unknown

Fix collapsing ceiling covers in basement – cost unknown

Make weathertight small room of basement opposite furnace room. – cost unknown

We have tremendous resources for a small community and once established, this plan can help prioritize grant sourcing to assist in the purchases, improvements, maintenance, and

repairs that will provide the essential services we need while enjoying the facilities we have, and will have, to build a strong, active and healthy community of all ages.