

Town of Stoneham Capital Committee Notes

January 11, 2022 4:00 PM (via GoToMeeting)

Attendees: Tom Barry, Heidi Bilbo, Ryan Brown, Eric Duffy, Katelyn Finnegan, Kara Johnston, John Macero, Cory Mashburn, Dennis Sheehan, Jaime Wallace

David Luciano, Chief Grafton, Chief McIntyre, Brett Gonsalves

1. Approve Meeting Minutes of 01/11/2022
 - a. Dennis Sheehan made motion to approve minutes, Cory Mashburn seconded.
 - b. Vote: 7-0-0 Approved Minutes
2. Rec Presentation
 - a. **Rec Park - \$21,650 for 90-ft baseball diamond**
 - i. Brian Blumsack provided overview of entire park.
 - ii. Recreation Park is located on Dale Court. 1-90ft baseball field, 1 little league field, and 1 multi-purpose field
 - iii. Hosted over 3,300 hours between the fields in Spring/Summer/Fall 2021
 - iv. Used by Stoneham High School, Little League, Recreation, Youth Football and Cheer, Stoneham Sabers, and the Boys and Girls Club
 - v. Fencing and bleacher safety requirements. Backstop bends inward and has holes.
 - vi. Benefits: will provide the HS a competitive 90 ft diamond, used by many groups, improved safety and look of field
 - vii. If not completed: continued decline of fields, HS teams will need to use more and/or need to use out of town facilities (\$), safety
 - viii. Grant a possibility? Maybe.
 - ix. DPW maintains field.
 - x. Would this project have any impact on the Greenway? Current alignment is on edge of field, but close to field goals.
 - xi. See if High School bleachers could be moved to Rec Park
3. Historical Presentation
 - a. **Stone Wall Repair - \$29,500**
 - i. Dolly Wilson and Marcia Wengen
 - ii. Restoration Plan ongoing. Stone wall repair primarily Oriental Court side, small section on Pleasant Street
 - iii. Stone wall. Work would be done over the summer if passed at Town Meeting.
4. Golf Presentation
 - a. Presentation by Jay Miller (Director of Golf Operations for Sterling Golf), Patrick Van Vleck (Superintendent of Stoneham Oaks and Unicorn Golf Course), and Dennis Maxfield (General Manager)
 - b. **Maintenance Building Break Room - \$100,000**
 - i. Renovation of maintenance building staff lunch/break room. This work was originally projected for FY2021 but needs to be moved up, the roof is leaking terribly, and is tarped it to stem the leakage, mold remediation, replace rubber roof system and replacement of water and mold damaged sheetrock and carpet. The grounds staff lunchroom is a serious health hazard to the hardworking crew.

- c. **Drainage on 7th Hole - \$38,000**
 - i. Hole 7 is low point and had to close hole/re-route hole.
 - ii. No drainage
 - d. **3-Bay Hitting Cage - \$22,000**
 - i. Would have 3 lanes and would allow walk-ups to hit around
 - ii. Could offer youth and clinics
 - iii. Estimated 1 year return on investment
 - e. **HVAC at Stoneham Oaks - \$10,500**
 - i. System has failed
 - ii. Brought in window AC units, but difficult to hear. Two employees quit due to uncomfortable temperatures.
 - f. **Tree Work - \$14,000**
 - i. This work is needed to remove or prune hazardous trees, and trees that are damaging turf due to heavy shade and root encroachment, and golfer safety.
 - g. **Basement Project - \$21,000**
 - i. Unsafe
 - h. **Restrooms - \$30,000**
 - i. Unicorn Clubhouse AC Units - \$11,000. Was previously leaking but had repaired and can now remove from list.
 - j. **Unicorn Clubhouse Carpet - \$15,000**
 - i. First impression in clubhouse
 - k. Projection for 2022:
 - i. Projecting flat at Stoneham Oaks compared to 2021.
 - ii. Unicorn projected to be down 3% at most. 1,100 less rounds but projecting flat revenue. Raising rates 5 to 8%.
 - iii. League revenue has gone up – good beginner and lady programs.
5. Adjourn: 5:10 PM
Next Virtual Meeting: 1/25/2022 at 4 PM with Facilities, School, Library, Arena