

CITY COUNCIL MEETING

AGENDA ITEM IV



October 1, 2012 City Council Meeting

Subject: Update concerning renovations of the Odell Park Cottage

At the August 6, 2012 City Council Meeting Brownie troop 22136 and Boy Scouts addressed the Mayor and City Council concerning possible fund raising for needed renovations of the Odell Park Cottage. After discussion, it was suggested by the Council they return in October with a proposal including costs for the renovation of the Cottage.

Attachments:

- Report from Mr. George LaBonte dated September 10, 2012
- A proposal from Mr. Leigh Webb
- A memorandum from Finance Director Milner concerning the Odell Trust Funds

Report on house at O'Dell Park by George LaBonte 9-10-2012

The following is a report on the condition of the O'Dell Park house as inspected on 8-29-2012

Basement;

#1 one support post is missing and the other one is in poor condition, causing some structural damage to the house.

Recommend; the Main carrier beam be jacked to a level position and two new Lally columns with top & bottom plates & necessary shims be installed.

#2 There are four basement windows that have been boarded up. Because of the lack of ventilation in the summer, causes a mold & mildew problem.

Recommend; New hinged cellar sash & screens be installed.

#3 Basement stairs; The bottom step & bottoms of the 3 stringers are rotted.

Recommend; Replace bottom step and repair the bottoms of the 3 stringers.

#4 It appears that water enters the basement at times of a high water table.

Recommend; Install an automatic sump pump. (There is a 4" cast iron pipe exiting the basement toward the river. It might be possible to discharge the water to the river 170' to 180' away.) This needs to be investigated.

House interior;

#1 structurally appears to be fine (with exception to missing support post in basement.)

#2 Could use some cosmetic work, i.e. painting & papering.

House Exterior;

#1 Main roof appears in good shape w/ another 5 to 10 years.

#2 The porch roofs are low pitch roofs & have old Double coverage roofing & are in terrible condition. The leaks are causing the rotting of the roof sheathing, ceilings, decking, framing, & supports.

Recommend;

A. Strip old roofing, Install new roof sheathing. Install new SAS roofing, flashing & drip edge with 30 Yr. warrantee.

B. Completely remove the porch decking, framing, columns & supports.

- C. Install new concrete footings, PT framing, supports & decking.
- D. Install seven new composite 8" round columns.
- E. Install new front steps & rear stairs from PT materials.
- F. Install new composite Handrails & balustrade on porches, stairs & steps, per code.
- G. Repair & paint existing porch ceilings & paint new new round columns. Apply sealer to porch decking and stairs.
- H. Install new rain gutters & down spouts over all steps & stairs.
- #3 The house siding & trim could use some painting.
- #4 The birch trees @ the north end porch should be remove as they are damaging the porch supports.
- #5 The hot water for the house is heated in the boiler system & whereas the house is not occupied, it seems a waste to run the boiler all summer.

Recommend; Install a 5 or 10 Gal. Elec. Water heater & turn boiler off in summer. Install a remote switch for water heater and turn on only when hot is needed. Use heated water from boiler to supply water to Elec. Heater in winter months.

Feel free to contact me if you have any questions regarding this report.

George LaBonte 9/10/2012

Estimated Costs for recommended repairs;

| Description/ Item # | Materials; | Equipment & Labor | Total | |
|--|------------|-------------------|------------|-------------|
| Basement; | | | | |
| #1 Two lally columns 7'1" w/ top & bottom Plates, shims & fasteners | \$90.00 | \$300.00 | \$390.00 | |
| #2 Four Cellar sash & screens, hardware & paint | \$240.00 | \$400.00 | \$640.00 | |
| #3 Basement stairs repairs; lumber | \$40.00 | \$150.00 | \$190.00 | |
| #4 Sump pump & related Materials | \$260.00 | \$240.00 | \$500.00 | |
| House Exterior; | | | | |
| #2-A. Porch roofs 6 Sq. | \$1400.00 | \$1400.00 | \$2800.00 | |
| B. Demo & dump fees Shoring | \$400.00 | \$700.00 | \$1100.00 | |
| C. Footings, framing, fasteners & decking | \$1680.00 | \$1400.00 | \$3080.00 | |
| D. Seven 8' Round columns, base & caps | \$1120.00 | \$700.00 | \$1820.00 | |
| E. Steps & stairs | \$320.00 | \$480.00 | \$800.00 | |
| F. Balastrade | \$600.00 | \$700.00 | \$1300.00 | |
| G. Repairs/ paint/ sealers | \$260.00 | \$720.00 | \$980.00 | |
| H. Gutters | \$200.00 | \$240.00 | \$440.00 | |
| #5 Water heater / Electrical, plumbing | \$240.00 | \$240.00 | \$480.00 | |
| Totals; | | \$6,850 | \$7,670.00 | \$14,520.00 |

A Proposal to rectify the problems identified with Odell Cottage

Purpose: To approach the known problems, interior, exterior, structural or cosmetic, which negatively impact the continued safe use of the cottage and its appearance and preservation, with a practical solution utilizing volunteers for the labor and mindful of limited financial resources, remedying only what needs to be fixed, rather than scrapping those parts of the structure adjacent to the damaged areas which are still viable, thereby not only keeping the costs down, but limiting the amount of C&D debris which would have to be removed to the transfer station. Scope of work is in response to what was personally observed and takes into account suggestions by Mr. George LaBonte in a document accompanying this proposal dated 9-10-12.

Participants: Those who have already expressed an interest in helping are Brian Boynton, professional carpenter; The Scouts who use the building; Harry Freeman; and students and overseeing faculty from the High School, as suggested by SAU 18 Superintendent Dr. Ward. Additional help may be available via word spread by the Odell Park Committee.

Funding: Starting with the \$500 allotted in this year's city budget for maintenance of the cottage, and the \$250 given to the Franklin Historical Society (subject to approval by a vote of the membership at the October meeting, putting off until next year the trail signs project, as the cottage is a more pressing matter), and seeking donations of material from Lowe's and/or Home Depot (with the help and from a suggestion by Councilor Dzujna) along with private donations (i.e. I have support columns and a 7x7 beam which may be used), *materials can be accumulated for little or no cost. All labor would be by volunteers.* Rowell Septic would be approached to see if they would donate the time and manpower to send a camera down the existing closed off waste pipe to see where it goes and in what shape it is.

Scope of Work:

Basement—replace the missing and damaged support columns.

Scope existing unused waste pipe to see if it can be used to appropriately discharge ground water via a sump pump, and if usable, install sump pump.

Repair bottom steps and risers.

Treat existing mold on base of partition studs with bleach and TSP.

House exterior—front porch roof needs to be replaced with either EPDM rubber membrane or other suitable material (considering lack of pitch) whichever is most cost effective, flashing and drip edge, replacing roof sheathing and supports as evidenced upon removal of old roofing material.

Replace front porch decking in the northeast corner, along with its rotted support beam, jacking up that corner to level the decking and adjust

footing and support column (below decking) as needed; salvage as much of the original beadboard in the ceiling as possible and repaint. Replace decking to match existing boards. Decking not damaged and original columns will be left in place, as well as porch handrails and balustrades, to be dealt with when more funding is made available.

Remove birch trees as George suggested as potential threats to the structural integrity of the porch.

Install 2x4 handrails and supports to existing front steps and side porch steps as has been done to rear steps.

Install new gutters above entry points.

Side porch: replace the threshold and flooring worn away near the door to the outside.

Scrape and paint house siding, trim, window casements, porch decking and stairs.

Additional comments: The suggestion by George to address the hot water issue is a good one, and should be dealt with at some point, but does not fall under the scope of work in this proposal.

If donations of materials are slow in developing, then the immediate need of the front porch roof should be addressed first with the limited funds now available.

Once the roof is secure, then the problems caused by those old leaks can be remedied as materials arrive.

If this overall proposal is acceptable to the city council, Rowell would be approached ASAP to conduct the survey of the old drain pipe, and depending on the outcome, a location for the sump pump determined and installed, or an alternate plan be devised.

Respectfully submitted,

Leigh A. Webb
20 September 2012



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**
September 18, 2012

From: Judie Milner, Finance Director
Subject: Update on Odell Trust Funds

Recommendation:

Not applicable – update only.

Motion:

Not applicable – update only.

Discussion:

During FY13 budget deliberations, the Council discussed the disrepair of the Odell Cottage and possible alternatives to repair and/or replace the cottage. I was asked to research the Odell trust funds intent for the possibility of preparing a Cy Pres petition to the probate court requesting use of some trust principle for the cottage.

After some research with the trustees and the attorney general's office, I have some documentation as to the intent of the original trusts. Although I do not have the original trust instruments for both funds; reliable documentation states that the funds can be used for the care and repair of the Odell Memorial Arch, lighting of said Arch, repairs of the cottage and care of Odell Park. It appears that repairing the cottage was an intended use of funds.

As of June 30, 2012, the balance of the Odell Park Fund is \$126,348.90 and the balance of the Cottage and Arch Fund is \$33,179.61. However, both of these funds are considered non expendable trusts meaning the principle (or returns on principle) may not be spent. Earnings on the principle investment may be spent as long as the expenditure is within the intent of the donor. The spendable earnings as of June 30, 2012 are \$12,413.97 and \$2,753.98 for the Odell Park and Arch & Cottage Funds, respectively.

I have spoken to the Trustees of trusts funds who were receptive to a possible Cy Pres petition should the Council wish to pursue that course of action. Leigh Webb attended the last Trustee meeting as an unofficial liaison between the Scouts and the City Council and offered the same update as he presented at the September Council Meeting regarding the repairs needed. Trustees were still responsive to using the funding.

Please note that a Cy Pres petition is a long process and may be complicated by the fact that we do not have original trust instruments for all of these funds. However, the petition is feasible as it remains within the intent of the original funding and likely to be eventually approved.

I know the Council has asked the Boy & Girl Scouts to come back with some ideas about the project plan and funding by the end of October. I wanted you to have this information for that discussion.

Concurrences:

A Cy Pres agreement will take months if not years to get approved. Even if a short term solution is reached and funded, the Council may want to address the Cy Pres agreement now for long term Odell Park objectives (roofing, etc.).

Fiscal Impact:

The City budget traditionally relies on \$2,900 in annual revenue from the trust funds for maintenance of the cottage. Spending down all of the earnings will eliminate that funding to offset Odell Cottage expenditures in the budget leaving that burden to the taxpayer. In addition, spending down principle will generate less income in the future.

Alternatives:

The Council has tasked the Scouts to come in with viable options for the November Council meeting. The Scouts had mentioned the possibility of grant funding and volunteer labor which could greatly reduce the cost of the repairs needed.

Attachments/Exhibits:

None