

CITY COUNCIL MEETING

AGENDA ITEM IV



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

October 7, 2013 City Council Meeting

From: Richard Lewis, Director of Planning and Zoning

Subject: Construction of a Pavilion at Griffin Beach

Proposed Motion:

"I move that the Franklin City Council approve the construction of a pavilion at Griffin Beach, with the work to be funded by the Webster Lake Association and to authorize the Mayor to sign the proposed Memorandum of Agreement".

Discussion:

Several months ago my office, as well as the office of Brian Sullivan, was approached by Mark Lorenze, the President of the Webster Lake Association, about a proposed project to construct a pavilion at Griffin Beach. After reviewing some of the key issues for this project, Mr. Lorenze made a presentation to the City Council. Since that presentation, two important thresholds were achieved:

- ✓ The Webster Lake Association was informed by the family of Denise Steadman that a legacy donation was being given to fund the construction of the pavilion. This generous donation will allow the construction of the pavilion, upon approval by the City Council, to commence this fall.
- ✓ I submitted a package of materials to the NH DES seeking an amendment to the existing Shoreland Protection Permit [in place for the improvements to the Griffin Beach parking lot and drainage systems]. This amendment was approved 3 weeks ago; no further DES review is required.

Over the last two weeks, I have been working with Mark Lorenze on the preparation of the Memorandum of Agreement [MOA] for the proposed pavilion. A copy of this draft is attached. The MOA outlines the fact that the Lake Association will be responsible for the care and maintenance of the pavilion, and it outlines the scheduling priorities for the facility. Mark Lorenze has spoken with Recreation Director Krystal Alpers about the scheduling of the use of the pavilion; he indicated to me that The Recreation Department has stated that they can manage the requests for use.

Mark Lorenze will be present at this October 7, 2013 meeting of the City Council to make a short presentation and answer any questions you may have. Attached is a copy of a letter from the Association to its members and other interested stakeholders, seeking donations to supplement the care and maintenance fund for the pavilion. I am also attaching a copy of the plan submitted to DES showing the location of the pavilion, and the drawings of the pavilion provided by Mark Lorenze.

Concurrence:

Municipal Services Director Brian Sullivan has been involved with all of the discussion on this project and he reviewed the initial draft MOA.

Fiscal Impact: Since the Association will assume the maintenance duties, the only fiscal impact will be the addition of the pavilion to the insurance coverage for municipal buildings and land.

Alternatives: As this is being proposed as a “gift” from the Association the only real alternatives are to approve or disapprove the request, or to approve the request with possible modifications to the MOA.

Attachments/Exhibits: Plans and elevation drawings of the pavilion
Draft Memorandum of Agreement
Fund Raising letter from the Webster Lake Association

MEMORANDUM OF AGREEMENT

The purpose of this Memorandum is to establish an agreement between The City of Franklin and The Webster Lake Association for the maintenance of the Steadman Pavilion at Griffin Beach Franklin, NH.

- A. The Webster Lake Association [hereinafter "the Association"] agrees to the perpetual maintenance of the Pavilion as follows:
 - 1. Maintain and replace the roof as needed (30 year shingles to be applied);
 - 2. Apply exterior stain as needed;
 - 3. Keep the supporting posts, and all wood surfaces that can be reached by any adult, free of splinters and snags that can cause harm;
 - 4. Maintain, and replace as needed, the supporting posts, rafters, siding, and all other components of the Pavilion;
 - 5. Remove any graffiti that might be applied to the structure;
 - 6. Periodically check the pavilion for any vandalism and to determine if any repairs or maintenance is required; and,
 - 7. Generally keep the Pavilion so that it remains structurally sound and safe for use by the public.
- B. The Association agrees to perform the necessary maintenance using monies appropriated by the Association. The Association shall establish a dedicated fund or account for such purposes.
- C. This agreement will run for perpetuity.
- D. The City of Franklin agrees to carry building insurance for the structure.
- E. The priority scheduling for the use of the Pavilion shall be as follows:
 - 1. Webster Lake Association;
 - 2. City of Franklin;
 - 3. City-based Non-Profit organizations;
 - 4. City-based for Profits organizations; and,
 - 5. General Public

Scheduling will be managed by the Franklin Recreation Department.

- F. If the Association dissolves, or is otherwise unable to fulfill its obligations under this agreement, and no successor organization assumes the role of the Association, the City is authorized to consider what maintenance obligations it wishes to, or is able, to absorb. If a determination is made that the City is not able absorb the maintenance obligations, then the City reserves the right to remove or re-locate the pavilion.

Webster Lake Association President _____
Name date

On Behalf of the City of Franklin, by its Mayor _____
Name date

STEADMAN PAVILION- GRIFFIN BEACH, FRANKLIN, NH

- Overall size 20' x 40'
- 5 inch concrete pad
- 6 x 6 posted gable style trussed roof construction
- posts to be bolted to 5' concrete "perma posts" 4' in ground on a 12" concrete foot.
- To be named "Steadman Pavilion" thanks to a \$10,000 donation from Denise Steadman in honor of her mother.
- estimated cost to complete:

Concrete	\$2,500. (Kearsarge Concrete, Salisbury, NH)
Building materials	\$11,650. (A& B Lumber, Concord, NH)
Labor	volunteer (headed by David Reed Construction)
misc	\$2,000.

	\$16,150
- additional funds to be raised by soliciting philanthropic organizations, proceeds from the annual Webster Lake Fishing Derby, The Webster Lake Association and it's members.
- Planning and Zoning has sent notification to DES that we plan to build this structure under an existing permit still open for Griffin Beach that the City obtained to remediate storm water. DES has asked for the plans to be placed on file.

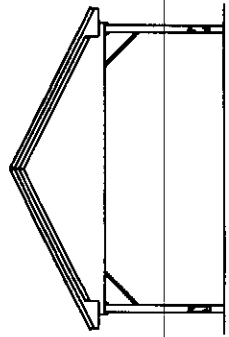
PLAN ELEVATIONS

DAVE REED
ADDRESS
FRANKLIN, NH
PROPOSED PAVILION
603-731-5148

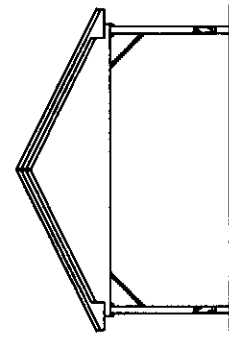
A & B LUMBER COMPANY
FARM & COMMERCIAL BUILDINGS
128 SHEEP DAMS ROAD
PEMBROKE, NH 03275
TEL. (603) 224-7463 FAX (603) 225-7505

SCALE: 1/4" = 1'-0"
DATE: 18 SEPT 2013
DRAWN BY: SPH
SALES PERSON: OR
SHEET: 01/04/07

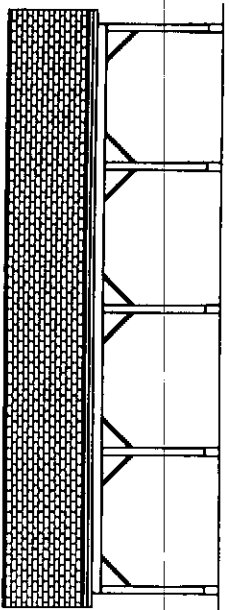
DRAWING NO.
A3.1
REED



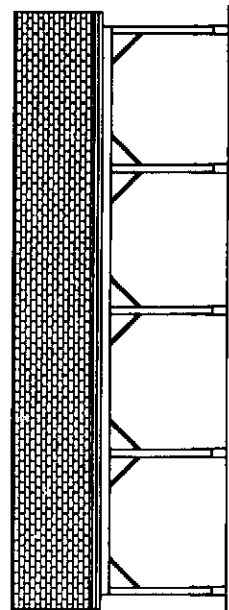
FRONT ELEVATION



BACK ELEVATION



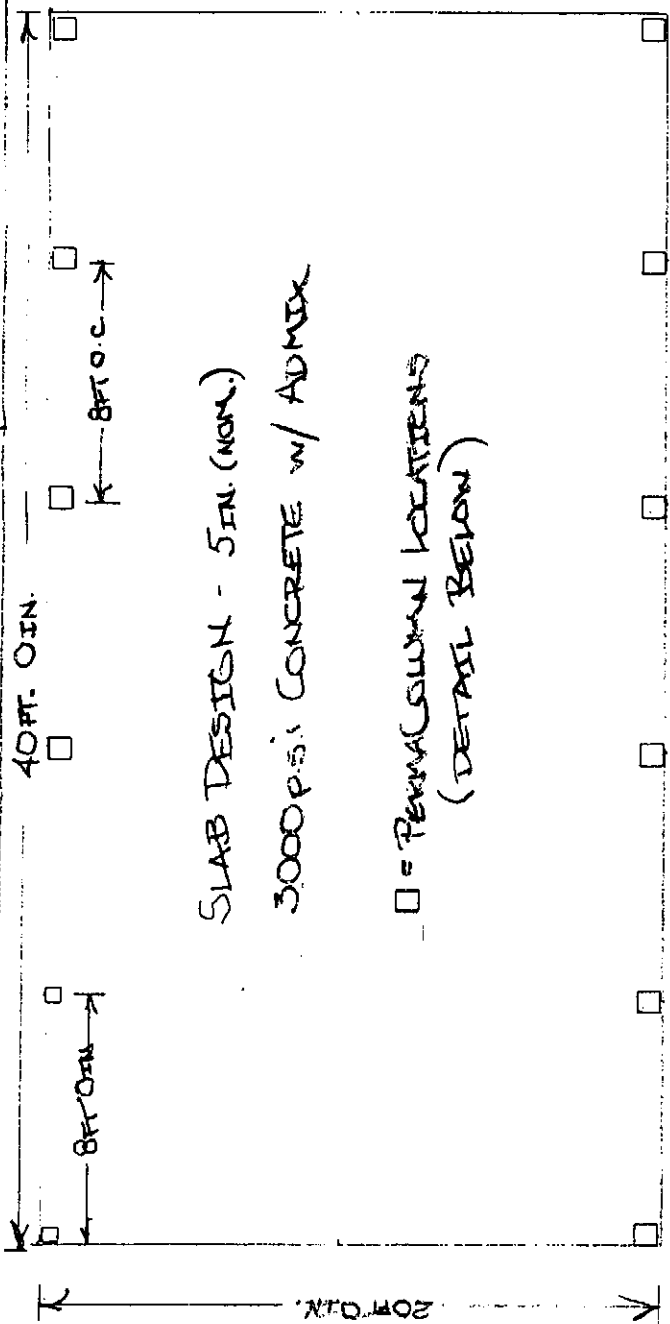
LEFT ELEVATION



RIGHT ELEVATION

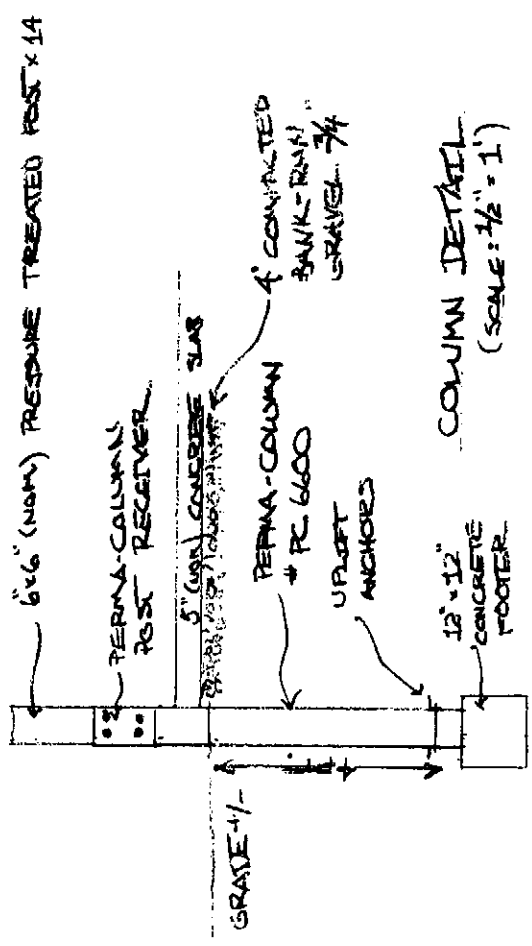
THESE PLANS ARE THE PROPERTY OF
A & B LUMBER COMPANY, L.L.C.
THEY MAY NOT BE REPRODUCED OR
BE LOANED, ANY USE OF THESE
PLANS IS LIMITED TO THE CONDITIONS
STATED WITHIN WITH A & B
LUMBER COMPANY, L.L.C.

PRELIMINARY ONLY

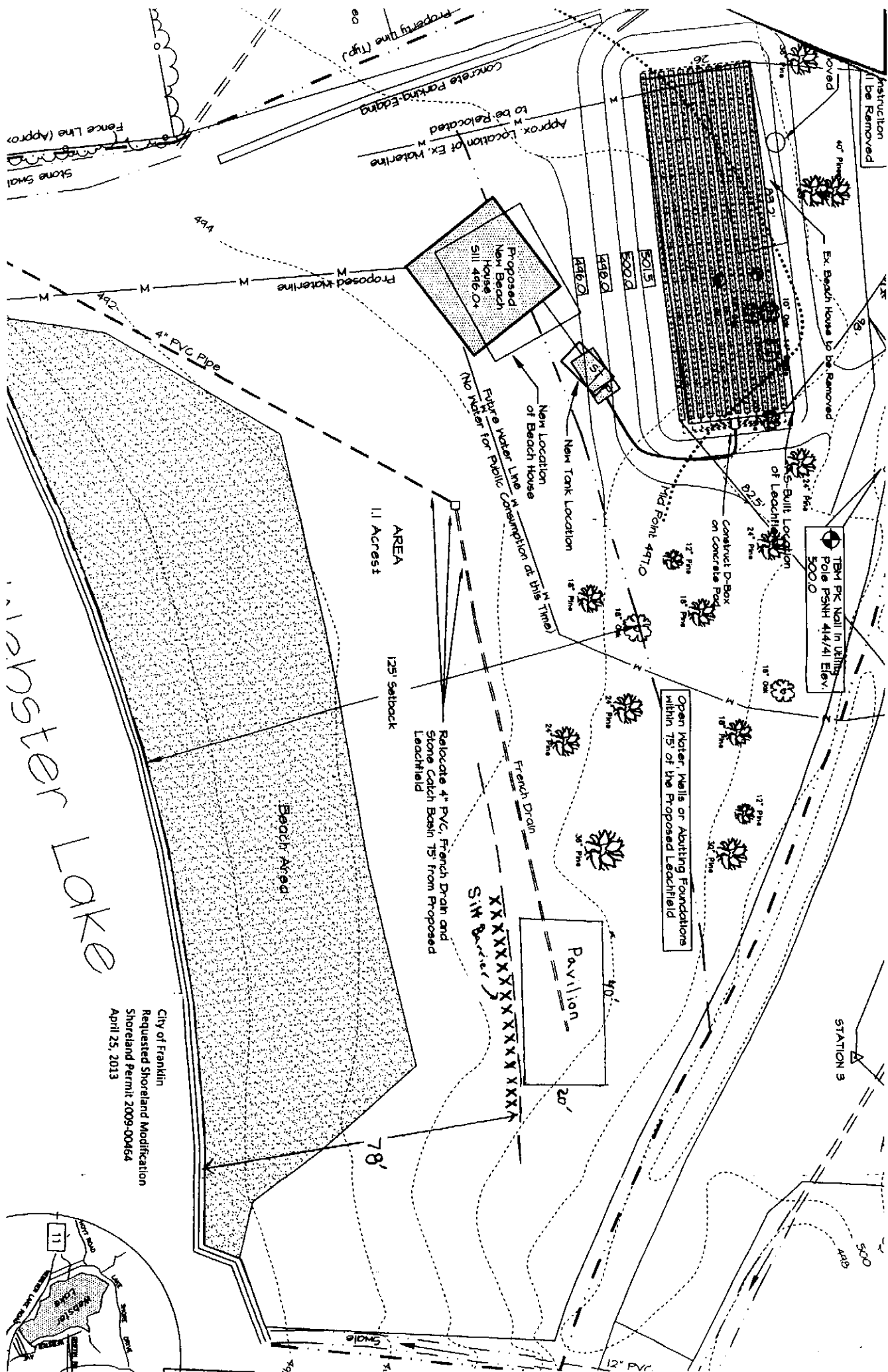


SLAB DESIGN - 5 IN. (NOM.)
 3000 PSI CONCRETE w/ ADMIX

□ = PERMA-COLUMN LOCATIONS
 (DETAIL BELOW)



CONCRETE SLAB DESIGN
 w/ COLUMN DETAILS
 STEADMAN
 MEMORIAL PAVILION
 WEBSTER LAKE ASSOCIATION
 FRANKLINS, NH
 DATE: 9/10/2013
 SCALE: 1/4" = 1'-0" (4x)
 DJK



Monster Lake

City of Franklin
 Requested Shoreland Modification
 Shoreland Permit 2009-00464
 April 25, 2013

