

SELECTMEN'S MEETING

November 7, 2012

Executive Board Attending: David Upton, Susan Hansel, Maury Collins, Edie Drinkwater, Admin. Assist.

Others Attending: Eric Sandberg, Lisa Sieverts

The meeting was opened at 2:02 PM by chair David Upton.

The first order of business was discussion of three Warrant Articles to be presented at the 2013 Town Meeting.

Lisa Sieverts, Chair of the Town buildings Committee reviewed the preparation for the public meeting on Saturday November 17, 2012 at 10:00 AM at the Town Hall.

At this point Eric Sandberg (member of TBC) joined the meeting.

David noted that since there was not a quorum of the Town Buildings Committee that this would be a meeting of the Select Board only.

Several ideas for some possible fund raising were brainstormed.

Lisa suggested that the "Silver Lake" funds be used and replenished with money raised from fund raising.

Edie cautioned that there is no guarantee that the money will be raised to replace anything that is borrowed.

David noted that fund raising from the private sector and mixing it with Town funds in that way could become an accounting nightmare.

Lisa stated that the Town Buildings Committee took a vote at their last meeting which gave a priority to the three projects:

1. Town Hall
2. Library Basement
3. Second Floor of the Old Brick Schoolhouse

Susan noted that there is grant money the Town can apply for. Some grants cover windows or insulation but all of these could help with the Second Floor Schoolhouse project.

Susan voiced her concerns over the "HVAC" system in the current archives. The probability of failure is high and has caused water problems in the past on the second floor.

She stated that this highlights the importance of the Library Basement project.

There was discussion of an offer from the contractor who did the Town office renovation to give a free cost analysis for the projects now being considered. This could help in the development of the final figures to be placed in the Warrant Articles in March.

David voiced concern that the lack of a clearly defined contract with the architectural firm for the

Town office renovation was a problem.

Maury noted that there were design problems and errors that should have been the architect's responsibility to correct at no extra cost to the Town.

David stated that if these projects go forward that the Select Board would be the contractual owners and would negotiate a firm understanding of the architect's responsibility and fee.

Lisa asked if the Board wanted other architects considered.

Everyone agreed that Rick Monahan's experience with other projects like the Nelson Town Hall made him the preferred choice.

Susan noted the need to just be very specific with what is expected.

Discussion continued over several details to be considered such as the HVAC system for the archives, the location of the furnace in the Town Hall, and fire proof cabinets for the municipal records.

There may be consideration of independent estimates for the Library Basement without using an architectural firm as this is a far less complex project.

Thoughts were offered concerning what additional items should be considered when developing the cost for the Library Basement project.

Susan noted the need for fire proof cabinets for the permanent municipal records.

After some discussion it seemed that this should be a separate Warrant Article.

Susan recalled a warning from the Risk Manager for the Town's liability carrier that filled fireproof cabinets would exceed a safe weight to be stored on the second floor of the Old Brick Schoolhouse.

The discussion returned to fund raising and how the urgent timing of the Town Hall project may not allow enough time to organize private fund raising. However, Individual donors may be contacted.

The Town may also vote a portion of the "Silver Lake fund" for the project.

Eric noted that the time between the Town vote and beginning of the project may be several months. This would allow time for some fund raising to begin.

Lisa reported that she received an email from the L CHIP grant inquiring if anything has been done yet to raise the necessary matching funds.

After a brief discussion, Maury made a motion to allow Lisa to inform the L CHIP Grant contact that there is money available in the "Silver Lake Fund" and the voters will be asked at Town meeting to appropriate a portion of those funds to the Town Hall project.

Susan seconded the motion.

The motion then carried by a vote of 3-0.

Discussion continued regarding fund raising and the formation of a private fund raising committee.

It was agreed that the possible use of the "Silver Lake Fund" would be discussed at the November 17th public meeting of the Town Buildings committee.

Thoughts from the Select Board will be presented and ideas from the public will be requested.

It was agreed that all three projects will be presented on separate Warrant Articles.

David noted that the preliminary Budgets are being developed currently. He went on to suggest

that a pre-caucus budget be presented in Mid-January at an informal public meeting. The Caucus would be scheduled for mid-February.

Susan agreed to gather information on all possible grants that could help with the Town Hall project and will apply for any available grants beginning January 1, 2013.

It was agreed that the Select Board will present an article to return control of the Town Building Capital Reserve fund to the Town and no longer be considered as agents of the fund.

Eric reported that Priscilla Williams has resigned from the Planning Board which leaves a vacancy to be filled.

Eric asked the Select Board for help in finding someone to fill this position. The Board agreed to help.

There was a brief discussion of the ongoing issues with the cutting of trees.

David made a motion to formally except the cancellation of the regular Selectmen's meeting that was to be held at 6:00 PM this evening.

Susan seconded the motion.

The motion then carried by a vote of 3-0.

Note:

The Public Service weather advisory issued a "Storm Warning" for this evening with possible high winds and freezing rain or snow.

All municipalities in NH are now being informed throughout the day when there is a weather threat.

Paperwork was then presented.

Eddie reported that the unofficial tax rate has been set and the official rate should arrive by next Monday so tax bills can be issued.

Susan made a motion to approve the minutes of the October 31, 2012 Selectmen's meeting.

Maury seconded the motion.

The motion then carried by a vote of 3-0.

David mentioned that a request had come in for an emergency contact list to be posted in the Town Hall.

Eddie will create the list and post it.

Susan made a motion to approve the manifest as presented.

David seconded the motion.

The motion then carried by a vote of 3-0.

After a very brief continued discussion of the "Tree" issue, Susan made a motion to appoint Maury as "Tree Warden" to work with Mike Tarr .

David seconded the motion.

The motion then carried by a vote of 2-0.

Maury recused himself.

Maury and Mike will meet with landowners who own any tree in question and Maury will report to the Select Board.

Kathy Blaudschun stopped to pick up paperwork she had requested.

Maury then made a motion to adjourn.

David seconded the motion.

The motion then carried by a vote of 3-0.

Meeting adjourned at 4:10 PM

November 7, 2012

David Upton, Chair

Maury Collins

Susan Hansel