

BOND HEARING

February 16, 2011

Present: Michael Blaudschun, Chair; Margaret Schillimat & Warren Hammack, Selectmen. Jack Bradshaw was the guest speaker.

Michael opened the hearing at 7:10pm. He spoke of the selectmen appointing a committee of five people to look over the Town Hall and The Old Brick Schoolhouse buildings for renovations. The Committee consisted of Jack Bradshaw, Warren Hammack, Selectmen's representative, Lisa Sievert, Tom Buttrick and Bud French. They spoke of the hours spent on this project and the many problems they encountered in both buildings.

Jack Bradshaw spoke of some of the problems starting with the water table being too high under the library. If you tried to dig down to add to the room under the library the floor would be 3 feet below water level. We developed an opinion that the basement under the library is a dead issue for being more than a room for library use. Likewise there can be no basement under the Town Hall. In 1998 the town authorized \$12,800 to replace the town hall floor. They actually spent \$12,280 for the floor but it was money poorly spent. The building is not structurally sound. It has a dirt floor that is very wet and sometimes has standing water, the piers have shims in them. The shims need to be readjusted periodically. Some of the piers are floating in the wet soil under the building. After all of the structural things are done we need to put a film over the dirt and cover it with crushed stone to form a very good vapor barrier. This is the same treatment that the library building would need for under their building.

Looking at the Schoolhouse property, they had a survey done of the property line and the trees on the building were removed. The schoolhouse is a bigger problem than the Town Hall as far as the structure goes. There should be no one going upstairs at this time. The insurance companies would not keep the insurance on the Old Brick Schoolhouse as it is not up to codes. Nelson being a municipality could be covered by insurance at this time but privately it would not be. The Old Brick Schoolhouse would have a second floor by opening up the ceiling upstairs and the addition on the back of the building would be 2 stories. It would go back 38 feet to within 6 feet of the property line, and be 2 feet less in width, so that the walls would not interfere with the brick walls that are part of the original building. The back of the building is not brick so the addition is going to be easier. There will be an elevator in the front part of the building where it will go up under the peak part of the roof as you enter the Schoolhouse to make it ADA acceptable.

Jack explained that they did not have a list of each item and what it would cost because it is a statement of what the overall budget is for the 2 buildings together for the

renovation project. By doing the two buildings together we can gain on the economics of the project. We did not try to work out interior walls etc. There is an allowance for the interior walls in the design process. We feel that the arched ceiling should be preserved as part of the historical building. The upstairs in the Old Brick Schoolhouse could be used as overflow for the Town Hall meetings etc. The addition out back of the Old Brick Schoolhouse could be used to make an Archives Room, Selectmen space etc. The buildings need to be built to ADA codes and building codes. If the codes change, and you were making significant changes then you would have to make changes accordingly.

The Old Brick Schoolhouse is on the National Registry so that will have to be considered.

There are big issues in the State about safety in Town Offices for people who work in them. The Town offices are wide open and offer very little safety at this time.

It's feasible that with some fund raising we could cut the bond to \$500,000.

If the town passes the article as it is written, what is the next step?

The next step would be to hire an Architect or do you want to consider a design-build plan. Then we would hold an informal meeting to keep the towns people informed as to where we want to go and get the town's people's input. The committee would remain involved with the project to oversee the work and progress.

Tax Impact:

\$750,000 Bond @ 4% - Estimated Impact on Taxes
Based on 2010 Town Valuation Figures from DRA
\$0.833 per \$1,000 of Valuation Based on Expense of \$100,000

Bond Term	Year #	Bond Pymt	Taxpayer Property Valuation			
			\$100,000.00	\$150,000.00	\$200,000.00	\$250,000.00
20	1	67,500.00	56.23	84.34	112.46	140.57
20	2	66,000.00	54.98	82.47	109.96	137.45
20	3	64,500.00	53.73	80.59	107.46	134.32
15	1	80,000.00	66.64	99.96	133.28	166.60
15	2	78,000.00	64.97	97.46	129.95	162.44
15	3	76,000.00	63.31	94.96	126.62	158.27
10	1	105,000.00	87.47	131.20	174.93	218.66
10	2	102,000.00	84.97	127.45	169.93	212.42
10	3	99,000.00	82.47	123.70	164.93	206.17

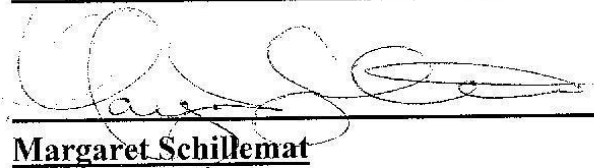
The Selectmen want to pass on a legacy to the Town of Nelson by using the tax dollars from the Geddes property for a meaningful purpose. The Old Brick Schoolhouse and the Town Hall are the two buildings that are left to be updated. If the money is left in the General Fund it will be used for smaller items and will be gone before you know it.

Michael closed the Bond meeting at 8:55 PM and came back to the Old Brick School House for the rest of the Selectmen's meeting. Papers were read and signed. Selectmen's meeting adjourned at 9:45 PM.

February 16, 2011



Michael Blaudschun, Chairperson



Margaret Schillemat



Warren Hammack