

Public Informational Meeting, February 27, 2010

Public Informational Meeting
Building Committee
10:00 AM February 27, 2010
Stoddard Town Hall

Building Committee Members present: Dick Briere, Lou GrandPré, Sandy Holland, Harry Power, Alan Rumrill

Townspople present: Carole Briere, George Cahill, Arlene DiCorcia, Leigh Fosberry, Bob Hardy, Patty & Ken Hill, Angel & Nick Nicoletti, Dennis Pellegrino, Pat Putnam, Steve Raymond, Joan Read, Ginger Saleski, Arnie Stymest, Curtis Taylor, Joe Van Schaick

Baybutt Construction Company represented by: Rod Parsons, Project Manager, Fred Mohr, Estimator, and Valerie Woods, Project Coordinator.

Building Committee Chairperson Dick Briere opened the meeting at shortly after 10 AM, read the Mission Statement of the Building Committee as established by Article 39 at the 2009 Town Meeting, and turned the meeting over to Baybutt to begin the presentation. The PowerPoint® presentation ran approximately 20 minutes.

Questions from the public were requested. Nick Nicoletti asked whether there was a consensus among the members of the Committee on options. Dick replied that yes, the Committee's recommendation would be to renovate the Gould House, but we also must adhere to the Warrant Article and consider all options, giving the voters sufficient information to make their choice. Dick noted that the original Building Committee had three scenarios for use of the Gould House out of nine considered.

Dick noted that for years the Town Hall and other town buildings have only received care when something fell apart. A Capital Reserve Fund could have been established years ago, which would put us in better shape now, but it wouldn't do much good to establish one now.

Dick also said that there are comments that we already have \$250K in the Gould House. \$197K was paid for the house, but parking for 30 – 40 vehicles was provided, a septic design obtained, and various elements of landscaping were also installed which expended the difference of \$53K. At the Cahill property, we already have just under \$59K invested and have nothing but a road including no knowledge of building conditions there. The question now is where, if anywhere, do we want to spend additional money. Dick explained the Committee's bases for its recommendation for using the Gould House, which include centralizing town offices in the historical part of Stoddard and the fact that if we build on the Cahill property, we would still have the Gould House and Town Hall to maintain.

Dick noted that through last year's Building Committee, seven town-owned properties were surveyed, including three waterfront parcels. It was discovered that there is sufficient property at the current Davis Public Library site to install a septic, a well and build an addition. We also must consider needs of the Fire and Police Stations.

Dick also noted that each year three members of the nine-member Committee will have their terms expire. He urged the attendees to think about all the information they are receiving, talk to Committee members to get questions answered, and come to meetings. If anyone is interested in serving on the Committee, they should please come forward. He cautioned against listening to people who have not attended meetings or who are not on the Committee as very often, facts become diluted or distorted by the time they've been told through several people.

Information was given on the Town's need to have an audit done by an outside, professional before the Bond Bank can be approached for the least expensive method of funding any construction work.

Dennis Pellegrino thanked the Committee for their work but noted that none of the options include work on the fire station, police station, ingress, egress, and that the Gould House would need more work in the future. He said there was no extensive investigation done on the Cahill property and asked if any of that is in the mix. Dick said that the town owns 8.8 acres and a gravel road. The options for construction on the property do include immediate (around the building) site work, a small paved area and bringing in utilities. He stated that we did not, however, hire Baybutt to just investigate the Cahill property. The current road has limited depth. It has been suggested it could come out onto King's Highway, but the impacts of that have not been fully studied as yet either.

Rod Parsons noted that it was unfortunate geotechnical work had not been accomplished for the Cahill property, as it is unknown if there is a water or ledge problem to be dealt with.

Pat Putnam inquired whether there would be room in the Gould House for offices for the Town Treasurer and Tax Collector. Dick Briere indicated there was sufficient space to accommodate those functions. There will be space on the second floor for an office and files storage, a common area for meeting with the public, and more dry usable space in the basement. He continued that the heating system in the Gould House is in good shape. The thermostat is set at 48° and holds at 50°. The Town Hall, however, needs a new system badly. By going with a gas fired system, we can eliminate the outdoor storage shed. The reduced scope for Town Hall would not allow for removal and replacement of the handicap ramp though. Under the reduced scope, what won't get done is the floor, ADA restrooms, but it will make the building safe and weather tight.

Angel Nicolette asked, if we renovate the Gould House, how would the Town Hall be used? The response was that we would continue to use for meetings and other uses as we do now. The rated capacity is about 100 persons seated, and 200 standing. The Red Room in the Gould House would comfortably accommodate twelve and may be adequate for selectmen's meetings if a large agenda is not anticipated.

Rod Parsons was asked to address the floor/under floor of the Town Hall. He stated that it sits on granite and is held up by piers. There is no vapor barrier, thus the cold floor and why it wicks moisture. How long it will last depends on its usage. Baybutt's recommendation is to fill the crawl space with flowable fill and put radiant heat in the floor.

Curtis Taylor thanked the Committee for their work and asked if we do the Gould House must we do one or the other options for Town Hall? Will they be tied together or separate so that voters can choose? Dick said that they will be presented separately in the Warrant Articles but it makes good sense if we are doing one, and have contractors on site, to do the other at the same time.

Dick spoke to some of the repairs at the Town Hall in the last year or so. 200 amp electrical service was installed because we were tripping circuits by plugging in coffee makers.

Ginger Saleski asked if the Cahill property options include bringing in utilities. Rod Parsons said that the septic and well have been included and some money is there for bringing power, phone, cable in, but the cost for what PSNH might require is an unknown.

Dick turned the floor over to Harry Power to present the impact of the various options on the tax rate.

PROJECTED COST IF BONDED

Option	Total Cost	Impact on Taxes/1,000	Years of Bond
Renovate Gould House AND Reduced Scope for Town Hall	\$550K	\$0.18	15
Renovate Gould House AND Reduced Scope for Town Hall	\$550K	\$0.29	10
Aho Concept on Cahill property	\$1.3M	\$0.47	15
Aho Concept on Cahill property	\$1.3M	\$0.37	20
Town Hall – Full Scope	\$570K	\$0.25	10
Town Hall – Full Scope	\$570K	\$0.185	15
Gould House only	\$355K	\$0.16	10
Gould House only	\$355K	\$0.116	15

It was noted that without an outside, professional audit being conducted, the town cannot approach the Bond Bank. The Bank goes out in June and December, so we can't hope for funds prior to January 2011.

George Cahill spoke briefly about taking everything into consideration. He feels the economic situation we are experiencing is going to escalate rapidly over the next couple of years.

Harry Power reminded attendees that the school is proposing a budget that will add \$1.13/thousand to our taxes and this is just the first of four steady increases, and also that we don't know what the County is going to present to us. The reason he looked for the shorter bonding periods of 10 and 15 years rather than 20 is that he feels the longer periods are financial suicide.

Dick Briere closed the meeting by saying that everyone had a lot to consider and think about and he thanked all for coming.

Respectfully submitted,
 (With apologies to anyone I inadvertently omitted or whose comment/question was recorded incorrectly or attributed to the wrong individual.)

Sandy Holland