

Chatham Building Committee Meeting  
Public Awareness and Questions  
7 pm October 29, 2014  
Chatham Town Hall  
Chatham , NH

Board Members Present: Ronald Briggs (chair), William Perry (selectman) Susan Logan (promotions), Barbara Eastman (historian), Maryann Eastman (scribe).

Moderator for this Meeting: Frank Eastman

There were 28 townspeople present.

Everyone stood and saluted the American flag by reciting the Pledge of Allegiance, then the meeting was started.

The Moderator reminded people to stand when speaking, to speak when recognized, and to not interrupt anyone speaking.

Bill Perry gave an overview of the packet handed out, which contained articles on records management.

Question: Do we have to keep the improvements at 25% of the value of the building?

Answer: Yes, that is our understanding at this time. By doing what is advised in the packet, we will come in under the 25%. Caution is being used.

Q: What is the valuation of the building?

A: Wayne Infinger, has the information on file.

Q: What about fireproof records storage, can it be stored in the Town Hall?

A: Not able to be stored in this building. The Selectmen are working on getting a fireproof safe for records storage. There is no RSA that specifies a particular kind of safe type, so it will take a bit of research to find one that does comply with other RSA's and that will serve our needs. It is the Selectmen's duty to protect the town's records. And that is a HUGE responsibility.

The Building Committee has asked Burnham Quint to give us a proposal for the cost of the improvements needed. The Selectmen will create a warrant article to raise the funds. Plus, the Town can utilize the Capitol Fund to help pay costs. Mr. Quint did say that with the new materials available, we would not need to heat the bathrooms when the building is not being used in winter.

Q: Can we use electronic storage for all our records?

A: RSA requires a paper copy and that it be accessible to the public. They do recommend electronic backup and to store that in a separate place.

Q: The 25% Rule...is it per project or per year?

A: It is considered to be typically project oriented, but can be considered as cumulative.

Q: Can we raise money for the projects without using a bond and /or going into debt?

A: We need to meet RSA's for fire codes ASAP, so we cannot spread this out over several years. If we do a bond, there is no penalty for early payment on the bond.

Q: We have raised concerns about the Town Hall building and it's fire codes, what about the Library?

A: It is a big concern, the roof needs work as does the chimney. Let's handle one building at a time, since it all is costly. We will need to reserve funds for the buildings going forward.

Q: Are there any state programs aimed at energy efficiency to help with our renovations?

A: We have looked into many programs and unfortunately there is not a lot of money available to give out. There seems to be a difference between residential programs and municipal programs.

Q: What about ceiling fans to move the air?

A: (remains unaddressed at this time)

Q: What are the budget numbers for this project (The Town Hall)

A: We are waiting for a proposal from Quint. Once we have that, we will hold a meeting to address the warrant article.

Q: Why aren't you getting at least 3 estimates?

A: It cannot just go out to anyone who does construction, it needs to be a renovator contractor, one who understands the special needs of elderly buildings, and who has experience with the same. This project is not being "put out to bid" ( a legal term) which would mean having an engineer and an architect draw up specific plans, qualifications, etc...everything would need to be spelled out in minute detail...and accepting the lowest bid does not insure the best work. Remember, we are looking to be able to use this building for the next 100 years, it seems fiscally smart to do it right the first time.

Q: We live in a Free market System, so why aren't we putting the renovation project out to others?

A: We are not advertising the project. See above response. By advertising the project we open ourselves up to a huge long process, some builders just are not qualified. Some will file lawsuits if they do not get the job. And according to the RSA's we need the plans to be done by qualified engineers and architects, which is costly.

At this point much discussion ensued, culminating in the Board agreeing to meet with several other Qualified Contractors with renovation experience and ask for their cost proposals. Cormack Builders, Tamarack Construction, and Brad Littlefield were names mentioned as potential contractors.

We project that it will take \$150 thousand or so to do the project, which is an unusual expense for the town, however we also have a unusual revenue this time around from timber sales.

Q: How much from the timber sales can be used towards funding this project?

A: At this date, we have no numbers from the timber sales.

Q: What is the game plan for now to securing all the records?

A: We need to have them all in one place and accessible to the public, and are working on that.

We also want to set a date for the completion of the project, so we can use the Town Hall as we have been doing.

A comment was made that the Selectmen have never made a frivolous expenditure for the town.

Bill Perry asked the Townspeople: Do you/can you support this project?

A Vote was taken by show of hands, the majority support this.

Reminder: The Building Committee meets on the last Monday of every month. Next meeting is November 25<sup>th</sup> at 7 pm. (probably meeting at Patricia Pitman's house)

Aside: a letter was received by the committee from Frank Lumm, full of rumors about this project and his concerns thereof. Bill Perry called Mr. Lumm personally and answered his concerns.

If you have questions, please call one of the committee members to discuss.

If there are any errors or omissions in these notes, please contact me to correct them, thank you.

Respectfully submitted by Maryann Eastman