

Middletown Springs Building Committee
November 5, 2014 – Middletown Springs Historical Society
Approved Minutes

Present: David Muniyak, Tom Hurcomb, Patty McWilliams, Lois Dansereau, Kimberly Mathewson, Maureen McCormack, Patty Kenyon, Michael Beattie, Kristal Hier

Absent: Robin Chesnut-Tangerman, David Wright, Fred Bradley

Public Present: Peter Stevenson, Ron Masleh

Call to Order: D Muniyak called the meeting to order at 7:07pm

I. Minutes:

A. Approval of October 16 minutes. - T Hucomb moved to approve the minutes of October 16, 2014 as presented, P McWilliams seconded and the motion carried.

II. Public Comments: Ron Masleh addressed the committee regarding the preliminary design plans and building layout. He made some detailed suggestions in terms of style, size and layout. Ron offered to make some drawings that reflect his ideas and bring them back to the committee at the next meeting. Committee members were anxious to see his ideas on paper and thanked Ron for coming to the meeting and offering to share his expertise with us.

III. Sub-Committee Reports

A. Public Relations

1. Plans and suggestion boxes-monitoring - Boxes have been placed in the Library, Post Office, Town Office. Library has some feedback in their box, PO does not, Town Office we are not sure. How long are we going to leave the boxes up? T Hurcomb would like committee members to be on hand at the upcoming Holiday Craft Fair on December 7th to collect more input and to answer questions - soon after that we can collect input and review the feedback. K Mathewson reported that the large format plans at the Library are fun and people seem happy to have them there.

2. FPF-update on postings - D Muniyak posted a Q & A segment about well and septic on Front Porch Forum that should be in emails in the next day or so. Kristal is looking for more feedback from the library trustees for her next posting. Manchester Library's new building project has a great online Q & A - maybe there are some questions on that post that we can address? Kristal will take a look and try to keep the momentum going.

3. Craft Fair - T Hurcomb has secured a space for the Building Committee at the Holiday Craft Fair on December 7th. He will need some workers (Patty Kenyon & Patty McWilliams offered to help out) and he asked for input on what to bring (Plans, interactive pieces, suggestion box, town's long term debt obligations).

B. Fund raising - P Kenyon reported that the Fundraising & PR subcommittees met earlier in the week to talk about a Capital Campaign strategy. They came away from that meeting realizing that they need to have some more in-depth costing projections in order to determine the numbers for the campaign. There was a discussion about just what costs need to be in the costing projections. Michael agreed to work on putting together some more detailed numbers for the both building options and for the site work.

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T Hurcomb brought up the importance of talking about the town's long term debt obligations and beginning to factor that information into our discussions and plans moving forward. These numbers will directly affect the cost of this building to the taxpayer when each item on the long term debt list is retired and with all the current long term debt expected to be paid for by 2017. Tom feels that we need to keep this information in mind because it really does mean that the town can afford to build a building and carry a bond without any significant increase in taxes long term.

In addition, the fact that the site clean-up will be finished soon means that a timetable for construction needs to be put together soon.

The funding sub-committee needs to investigate the way that all the pieces can fit together. What is the order of things in terms of bond vote, capital campaign, grants, etc.

IV. Building & Site Design:

A. Plans, elevations, cost estimates - Talked a bit about this earlier on - anything else to say on this now? M Beattie brought up the possible option of building a slightly bigger building and getting a rent paying tenant in the building to help with costs. D Munyaik brought up the question of whether or not a municipality can rent out building space as a landlord. Some members expressed reservations about this idea in general. D Munyaik offered to do some research on this and let us know what he finds out. T Hurcomb offered to see if there might be some interest from RAVNAH or RRMC in terms of renting out a space in the building for health clinics.

V. Project Scheduling

A. PCB / basement cleanup - The town received three bids by the bid deadline for the PCB / basement clean up. Two were for PCB clean-up and one for the asbestos removal. The bid was awarded to Enpro for both jobs. Start date for work is either 11/10 or 11/17, once the date is set, D Munyaik will put out a Front Porch Forum post to let people know what's happening.

B. Well / septic permit - Work on the permit application is ongoing. Once the application has been completed the Select Board can sign it and it can be submitted to the state for approval.

VI. Other Business: None

Next meeting scheduled for Thursday, November 20, 2014

Adjourn: L Dansereau moved to adjourn at 8:37pm, P McWilliams seconded and the meeting was adjourned.

Respectfully submitted by

Patty Kenyon
Building Committee Clerk