

CANTERBURY TOWN BUILDING NEEDS
COMMITTEE
Minutes of Meeting
February 5, 2003

TIME & PLACE:

Meeting February 5, 2003 at 7:00 p.m. at Sam Lake House.

ATTENDANCE:

Kent Ruesswick, Chairman

Beth Blair

Mike Capone – Selectmen representative

Charlie Cook

Bob Fife

Gordon Jackson

Ginger LaPlante – Historical District Commission

Billie Richert

Jeremy Slayton

Ted West

MINUTES:

Chairman called the meeting to order at 7:00 p.m. by asking members if they had any questions or changes to the **Questions: Proposal Capital Improvement Program** document Ken had been editing. Charlie indicated the project was to be complete in 1 1/2 years rather than 1. Beth expressed some concern on the wording of \$2.5 million and how the document doesn't go into other funds available. Kent stated there was \$200,000 to come from existing funds. It was decided that the document should read \$2.7 million plus cost of land. Mike stated that we are getting the land regardless – not part of project. Ted then asked if there were any stipulations in purchase and sale agreement regarding purpose of land purchase and Kent said no. Mike stated if we are going to bond \$2.5, might be more than a \$1 a day. Kent suggested reducing the \$150,000 assessed valuation in the example used. He asked Mike if there is an average assessment. Mike said he didn't know.

Committee members continued discussing edits and clarifications to this document. Ted volunteered to make changes on his laptop to the document as the members agreed to these changes.

Kent indicated he had met with Mark Stevens, soil scientist, on the Robinson's property

on Saturday and dug some holes. He said they found a paxten soil – not wetlands – a poorly drained soil, however. Kent shoveled 24” deep on both holes. He found some wetland type of plants around the parameter. Kent indicated that Mark had offered to do the septic design and wetlands drawing. Beth suggested including this in the questions and answers documents being edited.

Kent stated there was sufficient water and septic on the center property for the proposed library complex; didn’t think there was an issue with water. Charlie indicated answer is yes; no reason to believe otherwise. Gordon stated yes, with minimal modification. Jeremy indicated for questions regarding drainage refer to Town Center site. Gordon said the existing system was a chambered system; so if police go the library will be in its place.

Kent then stated that Mike and other selectmen have questions on breakdown of numbers. The selectmen had not approved plan presented by Kent; but they have not disapproved, either. After going back to Cobb Hill I have broken down numbers to \$2.7 now; includes work on Town Hall (some money already appropriated for this). These numbers are estimates – not yet bid – real numbers closer to fact. These numbers are based on no detail – drawings only.

Jeremy indicated it helps to say numbers are based upon something; not “not based on reality”. Jeremy stated he thought Cobb Hill was to give us budgeted numbers. Kent stated that the numbers are budgeted numbers only. Gordon stated it’s asking cost break down; these figures must be a limit. I (Gordon) don’t see a big problem with cost estimates, etc.; we have allocated \$600,000 to library.

Kent stated number breakdown was as follows:

Old library	\$ 7,830
Town Hall	96,700 (Mike said addition and improvements)
New Library	751,685
Main Complex	1,843,000

Beth asked about parking and landscaping. Kent stated he had not included anything for parking lot for old library. Last year’s library proposal was \$811,000 (with site work). Site work is \$88,000 for everything. Beth stated have landscaping separate, else you have the library basically the same, why not stay there. Kent stated so we should just have cost breakdown for answering this question. All members agreed. Breakdown then becomes:

New Library	\$ 663,685
Landscaping, Parking and roadwork	88,000
Town Hall	96,669
Old Library – ramp and ADA door	7,830

Municipal Complex

1,843,816

Mike suggested not rounding numbers as looks like a dart. Mike then reviewed numbers for warrant as follows (unless DRA changes this):

\$2,625,000	This is the warrant (will activate \$125,000 library reserve)
(125,000)	Existing library reserve fund
\$2,500,000	Bond
+ \$ 30,000	donations

Kent then asked about how to address land. Mike stated the selectmen have suggested bonding the land. I thought we should buy this year, but they think it should be bought over 20 years and bonded.

Bob stated there is a public budget meeting/hearing this coming Monday night.

Mike said we didn't put in newsletter. I satisfied the legal requirements.

Jeremy said he would put on website if someone gets me the revised document (Questions: Proposed Capital Improvements Program). Kent asked Beth if she would print up document and make copy. Jeremy asked Ted for a floppy and Jeremy would print out and distribute.

Beth then asked if we could use Elkins building if not ADA compliant (bathroom). Kent said it was his understanding – no. Beth then asked how do we find out about this before someone jumps on it.

Jeremy then asked to clarify Robinson field “on Baptist Road near school”.

Ginger asked about the ongoing cost of operation of buildings. Kent stated shouldn't be more. Beth replied an answer needs to be developed. Mike stated existing Fire Department and Highway building's heating is terrible; there are economies of joining buildings. Jeremy asked if there was any way to get this information. Kent said we don't have building or window sizes.

Kent then asked if everyone knew where they should be this coming Saturday for the Open House. Kent read assignments. Jeremy and Beth discussed making 100 copies for distribution.

Mike then said with a \$2.5 million bond, it would be \$2.25 per \$1000 or \$338 annually for a home with a \$150,000 assessed valuation, under \$1 a day.

The Chairman adjourned the meeting at 8:45 p.m.

NEXT MEETING:

7:00 p.m., Wednesday, February 12, 2003 at the Sam Lake Building.