

Minutes Approved by the Town Hall Renovation Committee Meeting Held April 20, 2022

TOWN OF MASON TOWN HALL RENOVATION COMMITTEE MINUTES OF MARCH 16, 2022 MEETING

A meeting of the Town Hall Renovation Committee (“Committee”) of the Town of Mason was held on Wednesday, March 16, 2022 at 5:00 p.m. at the Mason Town Hall.

The following persons were in attendance for all or a portion of the meeting:

Committee Members: Wally Brown, Jim Dore, Barbara Devore, Pam McGinnity, Marty Milkovits, and Ken Rafter.

Mason Energy Commission: Garth Fletcher

Resident and candidate for the committee: Darryl Ellis

Committee members absent: Connie Lacasse

Approval of Minutes

The Chairman inquired whether there were any comments with respect to the draft minutes of the February 16, 2022 meeting. There being none, on motion duly made by Ken Rafter and seconded by Barbara Devore, all of the Committee members present then voting, it was unanimously

Resolved: that the minutes of the February 16, 2022 meeting of the Town Hall Renovation Committee are hereby approved.

Additional Committee Members

Jim Dore will request that the Select Board approve the appointment of Darryl Ellis to the Committee and have his appointment papers drawn up for signature. Select Board meetings are held on the 2nd and 4th Tuesday’s of the month.

Committee Funds

Jim reported that cash in the bank as of March 1, 2022 is approximately \$14,000, the only activity being interest.

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At the March 8, 2022 Mason Town Meeting, voters passed Warrant Article 12, approving the transfer of \$35,000 to the Town Hall Renovation Capital Reserve Fund. This represents the \$10,000 grant awarded from the NH Moose Plate Grant and the \$25,000 private donation from a Mason resident, both previously reported to the Committee. We will look for notification of the funds transfer and how that takes place (Pam will check with Brenda). Funds are not yet in our balance above.

When we receive the money from the Freedom's Way grant, that will also go into the General Fund, the BOS will need to hold a Public Hearing and vote to accept the funds according to the Town Accountant. This needs to be verified.

Grant Update

Moose Plate Grant Update

The Town received the initial \$5,000 payment and from the State of NH and Wally has installed the sign facing the road. Future payments will be dependent on completion and submission of additional paperwork at that time.

We will submit a second grant request for another \$10,000 for the additional foundation work if we are able to get a quote in time for the State process.

Renovation Project Update

Phase 1 - Drainage Work

Mr. LeClair has added us to his spring schedule. No update as to dates scheduled as of this date. Jim Dore will check to see if we can get an anticipated start date.

Phase 1A – Foundation Work

After the drainage project is complete our plan is to replace the damaged piers supporting the building. Replacing the old piers currently sitting on dirt with 4 or 5 mini-foundation (concrete pads). Will need an engineer to look at and recommend pad design and if pressure treated lumber will be sufficient. Wally previously noted that the old original beams/piers are in good shape but it was the newer beams added that are the problem.

The first step will be to see if Mr. LeClair can take a look at the issue and recommend a course of action. Questions – might he be interested and also have a recommendation for an engineering design.

Phase 1B – Windows Work

Restoring the Town Hall Windows and adding new storm windows. Marty Milkovits is leading this effort, working to get quotes and ideas for this project. We have had one company look at the project and another being asked to do so.

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A discussion followed on the windows. Marty brought up the possibilities of new storm windows and interior storm windows. Garth Fletcher from the energy committee mentioned adding single sheet external storms. Jim Dore raised concerns that whatever we do must not change the appearance of the building exterior and that whatever we do needs to keep in mind the historical preservation aspects of the renovation. Marty will investigate the options, including getting exterior hung storm windows of a type that would have been used in earlier building history of the Town Hall. A. Whitman has experience with historic renovations involving other town halls and churches and said that our Town Hall windows are in good shape for their age. We would need to redo glazing, repair wood and steam off paint, using a new marine exterior type of paint, add some weather stripping attached to the window frames and a guestimate of costs we should think about until we get a quote or quotes is about \$2,000 per large window and \$1,000 per small window. The companies that we would want to do the window work are already booked for 2022 and we would be talking to them now to get on their 2023 schedules. Marty will update the committee again at the next meeting.

Funding these projects;

Once we have shovel-ready projects and after the drainage project is complete we will begin raising funds for the Phase 1A and 1B projects. We will have some funds left after the drainage project and we will apply for additional grants including from the State of NH and possibly T-Mobile.

New Business.

Barbara will check with Ashley Saari at the Ledger-Transcript on getting a story about the renovation and funding progress and will come up with something to update the committee at the next meeting.

We discussed additional renovation work including the old kitchen, storage, second floor work. Some of the second floor work will be done in conjunction with the roof work to be done in Phase 2, and we had slated interior renovations for Phase 3 which will probably entail use the second floor for storage and renovating and relocating the kitchen down stairs where the existing storage is located.

Next meeting:

Wednesday April 20, 2022 at 5:00 PM.

Meeting Adjournment

There being no further business before the committee, the Chairman asked for a motion to adjourn the meeting. On motion duly made by Ken Rafter and seconded by Barbara Devore, all of the Committee members present then voting, it was unanimously resolved to adjourn the meeting.