

Minutes for the Town Hall Renovation Committee Meeting approved on May 18, 2022

TOWN OF MASON TOWN HALL RENOVATION COMMITTEE MINUTES OF APRIL 20, 2022 MEETING

A meeting of the Town Hall Renovation Committee (“Committee”) of the Town of Mason was held on Wednesday, April 20, 2022, at 5:00 p.m. at the Mason Town Offices.

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

Committee Members: Jim Dore, Pam McGinnity, Marty Milkovits, and Ken Rafter.

Mason Energy Commission: Dick Stockdale

Resident and candidate for the committee: Darryl Ellis

Committee members absent: Wally Brown, Barbara Devore, and Connie Lacasse

Approval of Minutes

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

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

New Committee Members

The Committee welcomed Darryl Ellis to the Committee and notified him that his appointment papers were drawn up at with the Town Clerk for his acceptance and signature. Darryl indicated that he would be in to do that within the next couple weeks.

Committee Funds

Jim reported that the \$35,000 from the town had been deposited into the Renovation Fund Account and that he would request a balance from Jen and notify Ken so that he can update the fund raise thermometer, noting that one inch equaled \$7,000.

When we receive the money from future grants, 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 when we have another award receipt to deposit.

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Grant Update

Moose Plate Grant Update

No update - 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. We would look to begin work after October 2022 as that would be the soonest we might receive the award but it is likely that we could not get on a schedule until spring 2023 at this point.

Drainage Work

Mr. LeClair has tentatively scheduled work to begin on June 16th, just after school closure for the year. The project will take about 6 days, more if the weather doesn't cooperate.

Publicity & Events

Barbara was not present, and we did not discuss any outreach or publicity work. Jim asked about any events we might do this year and there was a general discussion. We did a lot of work on events last year and had talked about having a crafts fair but with the closure of the Town Hall until the foundation and flooring issues can be addressed, we decided to skip a year. Also, the committee felt it was too soon for another Old Home Day and auction.

Future Renovation Project Updates

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.

Jim will reach out to see if Mark LeClair can take a look at the issue and recommend a course of action prior to the June 16th start date of the drainage project, which was the original anticipated course of action.

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. 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.

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Marty led the discussion about the window repair and renovation efforts to date. He received a quote from Olde Window Restorers in Warner NH. They quoted doing a full restoration of the 12 large windows and the 6 smaller windows. There would likely be some additional repairs and onsite work and they would replace any broken window panes with period antique glass. They would also take care of weather stripping and lead-safe cleanup.

Marty is waiting for two more contractors to conduct a site visit and supply estimates:

Window Woman in Amesbury MA

Wood Window Repair and Restoration in Lawrence MA

We spoke about restoring the upstairs Window that was taken out for the fire escape and decided that it was cost prohibitive at this time, we would leave it boarded up and winterized as replacement was going to be costly to restore that area and it is on the back side of the building.

We next discussed storm windows. At the last meeting having the exterior hung wood storm windows from the period was raised and after review it would not only be costly but would create issues with maintenance and with storage if removed during the summer months for window access. We decided to pursue an invisible Aluminum interior storm window that is designed to meet the historical look and feel of a historic building like the town hall.

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.

None discussed

Next meeting:

Wednesday May 18, 2022 at 5:00 PM at the Town Offices

Meeting Adjournment

There being no further business before the committee, Jim asked for a motion to adjourn the meeting at 5:40. On motion duly made by Jim Dore and seconded by Pam McGinnity, all of the Committee members present then voting, it was unanimously resolved to adjourn the meeting.