

**Community Center/Library Committee**  
**Meeting Minutes from Monday, February 13, 2023**

Mike called the meeting to order at 5:30 p.m.

Members present were: Mike, Rich, Paul, Roger, and Audrey. John and Bryant (Project Manager), attended virtually.

Minutes from the February 6<sup>th</sup> meeting were reviewed and approved by the committee.

The committee decided to cancel our scheduled meeting for Feb.20<sup>th</sup> due to school vacations and other committee member commitments.

Hess, Civil Engineer, called Mike and after several different negotiations with various State Divisions our driveway permit will be issued tomorrow with no restrictions or conditions.

There was a question brought up at the Public Hearing about the distance required between a water well and propane tanks. Mike informed the committee there are no distance requirements except between water wells and septic.

Bryant, Project Engineer, brought up the question regarding obtaining an asbestos abatement assessment for the Old Fire Station prior to the Town vote. The committee recognized this could be a hold up item. Because there are still monies available, the committee unanimously instructed Bryant to begin the process now in case there are any issues in the older section of the Old Station.

Bryant signed off the meeting at 5:20.

John had the 2nd edition of his financial PowerPoint available for the committee. Further negotiation with the four banks lead John to recommend dropping two: Meredith Village and Bank of New Hampshire for a variety of reason some of which were: higher interest rates, shorter terms, and the demand that the Town switch its depository relationship to their institution. The committee agreed to drop any further consideration of Meredith Village and Bank of New Hampshire. More discussion and more detailed information influenced the committee to unanimously agree to tentatively recommend to the Select Board the use of Union Bank even though Franklin Savings Bank had worked hard to meet our needs. In fact, they were close enough in their proposal that the committee agreed to recommend them as a possible source for future projects. Union Bank wanted us to sign a letter of intent but the committee agreed it was premature because our final budget will not be received until around March 10<sup>th</sup>, at which time the committee will need another week to review all the figures. Mike and John are going to call Union Bank. They will report back to the committee at our next meeting, February 27<sup>th</sup> at 5:30 p.m.

Mike reported, so far, we have expended \$112,000.00 of the \$115,000.00. The Town will pay the legal fees for the Warrant Article, but we still owe Hess some funds and have the additional expense of the asbestos abatement assessment.

John is working on a report regarding what happens to the tax rate if the project is voted down and/or what happens to the tax rate if the project is voted in but exceeds our budgeted amount.

Mike reported that he thought the quotes we received on the furnishings for the Library and Community Center were high and exceeded our budgeted amount. Jennifer will shop the library furnishings and Audrey will shop the Community Center furnishings for the next meeting to see if we can arrive at more reasonable costs for those items.

Audrey reported she counted eighty-five people at our Public Hearing on February 7th. The committee was encouraged so many residents showed interest in the project. The committee decided they will do at least one more information session prior to the May vote.

A motion was made and unanimously voted to adjourn. The meeting adjourned at 7:00 p.m.

Respectfully Submitted  
Audrey Johnson, Secretary