

MINUTES  
SELECTMEN'S WORK SESSION  
January 17, 2012

The Board of Selectmen met for a Work Session at 6:30 p. m. at the Campton Town Office. Present were, Selectmen, Sharon Davis, Charles Wheeler, Craig Keeney and Marsh Morgan. Selectman Charles Cheney was not present because of a conflict in schedule.

Members of the public who were present at the meeting, but not on the agenda were Sandy Morgan, Will Lambert, Martha Aguiar, and Kathryn Joyce.

At 6:40 p.m. Chair Davis called on Sean James, Engineer, of Hoyle, Tanner & Associates, Inc. concerning the Blair Bridge Project. Sean James provided to the Board an estimate of probable construction costs, and plans of the proposed rehabilitation of the bridge. Sean brought the Board up-to-date with what has been accomplished so far and addressed the fact that the DOT is not completely satisfied with the sub structure and abutments documentation and would like a more detailed report from Hoyle, Tanner & Associates. Sean addressed the fact that the total cost of the bridge is now over budget and the Town's contribution would be \$123,980.00 over budget. Sean suggested some potential cost reductions such as eliminating protectowire and eliminating a sprinkler system. After discussion by the Board, they unanimously agreed that the Town is committed to this project and need to go forward with the project. Sean indicated that there are training requirements necessary required by NH DOT. This training would include participation by Ann Marie, Matt Moore and whoever is assigned to be on site. Sean also indicated that the NH DOT was suggesting that more individuals from the Board attend the training sessions. Chair Davis gave the dates of the sessions, but it was not determined this evening who else would be attending the sessions.

At 7:15 p.m. Chair Davis called on Police Chief Warn who introduced Jamie Stalnaker (who was accompanied by his father) as the Department's new part time Police Officer. Chief Warn thanked the Board for signing Jamie's appointment in advance of this meeting. Chief Warn explained that Jamie came to him through the recommendation of Officer Kevin Foss. Chief Warn stated that Jamie has passed all entrance exams with "flying colors". The Board was impressed and wished Officer Stalnaker good luck. Ann Marie explained to Officer Stalnaker that he needs to come into the office to be sworn in by Hannah Joyce, Town Clerk/Tax Collector.

Chief Warn explained that he was also here this evening to review his 2012 Proposed Budget. After distribution of the Proposed Budget to the Board, the Board agreed that the majority of the increase reflected was due to the uncontrollable expenses relating to dispatch. Chief Warn indicated that he allowed for the maximum allowable percentage of compensation (as set by the Board) for his staff at the rate of 3.75% across the board as he evaluated his staff as doing an excellent job.

At 7:45 p.m. Chair Davis then called on Butch Bain, Road Agent to review the 2012 Proposed Highway Budget. After the Board reviewed the budget, it was agreed with Butch that the Paving Appropriation/Bridges figure be reduced from \$180,000.00 to \$175,000.00 and the gravel figure reduced from \$46,000.00 to \$40,000.00.

Butch Bain then asked to go into Non Public Session concerning a personnel matter. Chair Davis made a Motion to go into Non Public Session under RSA 91-A:3,II©. The Motion was seconded by Selectmen Wheeler and with a roll call vote: Selectman Davis – aye, Selectman Morgan – aye, Selectman Wheeler – aye, Selectman Keeney – aye, the Board went into Non Public Session. The Board came out of Non Public Session at 8:00 p.m.

Chair Davis then continued the meeting by giving an update of the Building Committee. Chair Davis explained that the Committee has been very busy and distributed to the Board a written update as to what the Building Committee has accomplished since resurrecting the Committee on July 27, 2011. Chair Davis then called on Kelly Bolger, Building Committee Chairman. Kelly Bolger opened the discussion to address any concerns that the Board had. Selectman Keeney indicated that his concern (as it has been in the past) is that when the prequalifications were put out again, they were not put out to the local contractors and he expressed that this project needs the support of the Town. Kelly Bolger reiterated the process to Selectman Keeney as previously explained by Selectman Davis at a recent Selectmen's Meeting. Will Lambert and Martha Aguiar expressed that they felt the process was done fairly (even with time constraints issues) and they were both excited about the project. Dan Bergeron also expressed local contractor issues; however, he was impressed with reductions made by the Committee. Selectman Keeney also expressed concerns about how long the proposed meeting room would be adequate space for the voting and the fact that he did not like the total estimated project cost of approximately \$1,448,235.11. After all concerns voiced, Kelly turned the meeting over to Bryant Lehr of Conneston Construction, Inc. (CCI) who has been designated as the Construction Manager for the project. Bryant reviewed the preliminary budget spreadsheet with the Board pointing out certain reductions such as window treatment, cupola revisions, cabinet reduction, vinyl siding, elimination of gable end louvers, insulation adjustments, acoustic ceiling, flooring adjustments, Geothermal well and electrical adjustments. The total reduction figure was estimated at \$208,979.00. Bryan also pointed out that if completion time was reduced or extended on the project it would also affect the bottom line.

After review of the costs, the Board summarized the reasons for going forward with the project: (1) The need for the new building; (2) Reassurance from Bryant Lehr of CCI that local contractors would definitely have an opportunity to bid and be considered for the job; and (3) The fact that the project will have a zero effect on the tax rate. The latter being accomplished by borrowing \$1,000,000.00, at 3% for a 15 year period, the total first payment being \$96,667.00 (representing approximately the equivalent of what the Town has been putting aside each year to save for this project). The total payment due each year would be reduced until the loan was paid off. The figures were given as

estimates calculated by Northway Bank. Kathryn Joyce also expressed that the school bond will be all paid off this year.

Kelly Bolger indicated that the next step would be to schedule the architect to come forward to speak with the Board.

Sandy Morgan suggested, (after discussion about the maintenance cost and repair issues with the present Town Office building), that a figure be calculated as to how much the present building costs to maintain and operate. Ann Marie will arrange to calculate the figure.

The Board thanked the Building Committee for all their hard work and look forward to meeting with the architect.

At 9:12 p.m. Selectman Wheeler requested the Board go into Non Public Session under RSA 91-A:3,II© pertaining to a personnel issue. Chair Davis made the Motion to go into Non Public Session and the Motion was seconded by Selectman Keeney and with a roll call vote: Selectman Davis – aye, Selectman Morgan – aye, Selectman Wheeler – aye, and Selectman Keeney – aye, the Board went into Non Public Session. The Board came out of Non Public Session at 9:30 p.m. and the Minutes were sealed by a unanimous roll call vote.

At 9:30 p.m. Chair Davis declared the meeting adjourned.

Respectfully submitted,

Eleanor M. Dewey,  
Office Assistant to Ann Marie Foote, Town Administrator