

Tamworth Municipal Building Committee

Draft Minutes – May 6, 2019

Draft minutes to be reviewed and approved at a subsequent meeting

Call to Order – Willie Farnum called the meeting to order at 7:02 pm. Other committee members present were Rebecca Mason, Ron Remick, Richard Colcord, Jack Waldron, Andy Fisher and Dana Littlefield. Members absent: none.

Also present: Melanie Streeter, Jim Bowles and Zack Remick.

Introduction and Welcome for Andy Fisher – Andy has been appointed to be the Planning Board representative on the Municipal Building Committee.

Approval of Minutes of April 1, 2019 meeting – Rich moved to accept minutes as written, Becky seconded, Jack and Andy abstained motion carried.

Reports/Discussion – Becky continues to research into other towns that have recently done building projects and speak with other individuals who might be able to do building code assessments. Replies are slow to come in. She received report from the welfare officer, Chris Cline, who currently has everything she needs at the Town offices, which include access to a desk, computer, copier, fax, town cell phone, two file drawers and basement storage.

Willie reported that Kim Trammell thinks the Town Clerk/Tax Collector office will continue to be adequate as long as the two positions are held by one person. Digitizing records will save space. Improvements that would facilitate her work include a walk in vault and a lockable under-cabinet. When local network improvements are made she will need fewer printers. She remembers from previous studies that additions to the current office building were estimated at around \$200/sq. ft., or as low as \$150/sq. ft. if the addition didn't need extensive electrical work. Discussion then turned to the size needed for the walk-in vault. As large as the one in the Selectmen's office? Also discussed the need for at least one more office for use by Selectmen or other board members when the meeting room is not available.

Ron reported that Chris Conrod supplied him with a scaled site plan that included all improvements that have been discussed. With perfect site conditions, a municipal building complex that would house fire, police and town administration could fit on as little as five acres. However, it was generally agreed that due to any site limitations and leaving room for expansion, it would be best to look for at least ten acres. Ron also stated concern about lack of progress in the committee's work. While the research into costs for current operations and bringing buildings up to code is legitimate, the committee has already determined that for at least the fire station, even at the expense of completing all possible improvements, site constraints prevent it from adequately serving the needs of the fire department. "Lipstick on a pig." to quote Rich. The committee already has enough facts to demonstrate that, sooner or not much later, Tamworth will have to build a new fire station on a different site. Similar arguments can also be made for the police station. Discussion followed concerning whether a new fire station would be sized to incorporate all equipment should the satellite stations ever be discontinued. Jim Bowles explained why he thought that would not happen anytime soon, mainly based on the financial impact on home owner's insurance rates. General consensus by committee that there should at least be room for expansion of a new fire station.

Becky moved that by the next meeting the committee will have at least three candidate parcels of 10 acres or more and situated in an appropriate location that could be purchased by the town. Ron seconded. Motion carried by consensus. Rich and Ron will work on this. Jack added that building momentum for acceptance by voters should start soon.

Rich reported on his further discussions with Kyle Barker concerning code assessments and building costs. Kyle could only give estimates of costs for his services and admitted that the final cost could vary widely. It was mentioned that similar work in Conway ended up costing \$75,000. Rich recommended that this would be money foolishly spent. He and others have done much of this work already, enough to demonstrate to the voters that a new fire station at a new site that can accommodate what is needed is the only reasonable solution. Melanie Streeter and Becky both pointed out that, in order to go to the town meeting to buy the land, you not only have to convince the voters of the need and the cost of the land, you also have to have provide some reliable numbers for costs of new buildings over the next few years. This also needs to be worked out with the CIP committee.

Public outreach should begin sooner than later. General discussion of selling points followed. It included lot size and limiting conditions for the fire station and police station, code improvements would be short-term band-aids, two current bonds paid off within the next four years.

Action Items

Becky can continue to look into other towns that have recently done building projects and speak with other individuals who might be able to do building code assessments.

Rich and Ron will research land parcel availability and report their findings at the next meeting.

Hopefully Jack will have an opportunity to discuss present and future usage of the school building at the next meeting.

Next Meeting – June 3, 2019, 7:00 pm (19:00) at the Central Fire Station.

Adjournment – There being no other business, Rich moved, Jack seconded, meeting adjourned at 8:10 pm.

Submitted by Chris Conrod, Secretary to the MBC