

**Minutes of Meeting
CONWAY BOARD OF SELECTMEN
January 22, 2019**

The Selectmen's Meeting convened at 4:00 pm in the Meeting Room of Conway Town Hall with the following present: C. David Weathers, Mary Carey Seavey, Carl Thibodeau, John Colbath, Steven Porter, Town Manager, Thomas Holmes, and Executive Secretary, Krista Day

PLEDGE OF ALLEGIANCE

Mr. Weathers led the Board in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Mr. Colbath moved, seconded by Ms. Seavey, to approve the agenda as presented. The motion carried unanimously.

SELECTMEN VOTE ON CDBG FOR BLACK BEAR VILLAGE COOPERATIVE

- a. Vote to re-adopt the Housing and Community Development Plan

Mr. Colbath moved, seconded by Mr. Thibodeau, to re-adopt the Housing and Community Development Plan. The motion carried (4-0-1) with Mr. Porter abstaining.

- b. Vote to adopt the Residential Anti displacement and Relocation Assistance Plan

Mr. Colbath moved, seconded by Mr. Thibodeau, to adopt the Residential Anti displacement and Relocation Assistance Plan. The motion carried (4-0-1) with Mr. Porter abstaining.

- c. Vote to approve the submittal of the application

Mr. Colbath moved, seconded by Mr. Thibodeau, to approve the submittal of the application. The motion carried (4-0-1) with Mr. Porter abstaining.

- d. Vote to authorize the Chairman to sign and submit the CDBG application, and upon approval of the CDBG application, authorize the Chairman to execute any documents which may be necessary to effectuate the CDBG contract, and any amendments thereto.

Mr. Colbath moved, seconded by Mr. Thibodeau, to authorize the Chairman to sign and submit the CDBG application, and upon approval of the CDBG application, authorize the Chairman to execute any documents which may be necessary to effectuate the CDBG contract, and any amendments thereto. The motion carried (4-0-1) with Mr. Porter abstaining.

DISCUSSION OF REC CENTER OPTIONS

Mr. Holmes stated that Mr. DegliAngeli had been diligently working with the low bid contractor to come up with the best viable options to move forward with the renovation at the Middle School for the Recreation center.

Mr. DegliAngeli reviewed that during their last discussion they had gone over how the lowest bidder came in at \$1,130,000 which was significantly over the Town's budget of \$700,000.

By working with the low bidder, Mr. DegliAngeli explained that they had been able to remove \$440,000 from the contract which would allow the Town to begin work right away. Removals included the HVAC system, the stage, concession area, new paint, refurbishing lockers, reception desk area, framing and demo work, and some ancillary projects.

Mr. DegliAngeli explained that they have a contracted amount of \$695,000 and an offer of an additional 1% savings by paying invoices within certain time frames.

Mr. DegliAngeli stated that they have the funds in place to legally enter into a contract agreement and begin work if the Selectmen choose to move forward.

Ms. Seavey asked if there was potential to add those removed items back into the project. Mr. DegliAngeli answered yes, but it depends on how fast funds come in on whether the project is too far along to easily add additional projects.

Mr. Thibodeau stated he was surprised at the high cost of the HVAC system and asked if the Town had asked any local HVAC contractors. Mr. DegliAngeli stated that everyone is baffled at the price and he had not done so yet.

Mr. Weathers explained that the plan is to monitor the gym this coming summer to have a better handle on the type of HVAC system that would be necessary for that space. Mr. DegliAngeli agreed with Mr. Weathers and explained that they would also be looking into the option of just dehumidification in the gym.

Mr. Holmes explained that they would plan to outfit the other classroom spaces with AC for this summer to have a place to bring the children to cool down.

Ms. Seavey inquired about what additional funding they would be looking into. Mr. DegliAngeli and Mr. Holmes stated that they had \$123,000 from the Recreation Revolving Fund, and they would be looking to the Friends of Rec to apply for grants.

Mr. Weathers stated that he believed as long as they had spaces for children to cool down in, the best plan would be to monitor the temperature this summer and get the appropriate HVAC system for next year.

Mr. Colbath stated that he understands that the Rec Center needs to move, but wants to make sure they do quality work. He asked Mr. Eastman to speak on the feasibility of the plan that is before the Board.

Mr. Eastman stated that while this isn't exactly what they had wanted, it would allow the Rec Center to move from the building they are in. Mr. Eastman commended Mr. DegliAngeli for his hard work in getting the numbers to where they are.

Mr. Eastman stated that he would be lying if he said he wasn't concerned with the lack of air conditioning in the gym. However, as long as there is a place in the building to bring the children when it is really hot outside, he believes they can make it work. He also noted the importance of having a water fountain for the children to fill their water bottles.

Mr. Holmes stated that they planned to use portable air conditioning units for this summer.

Ms. Seavey stated her concerns about funding for the material things for the center. Mr. Eastman stated that he planned to suggest that the Friends of Rec fund things like furniture and golf carts. He stated that he would be presenting his wish list at the Friends of Rec meeting on Thursday.

Mr. Colbath stated that he does believe in the necessity of air conditioning but was personally disappointed that the stage was being cut as it would serve people of all ages.

Mr. Holmes stated that the Board would be tasked with prioritizing the projects to be added back in as they planned to get projects accomplished over time.

Mr. Thibodeau confirmed that the Friends of Rec was a non-profit organization and that donations could be written off for tax deductions.

Mr. Weathers opened the discussion up for public comment.

Ryan Wallace, Conway Resident, stated that he understands the Town has worked hard to come up with the plan they have currently and that no one argues that the Rec Center is in terrible condition. He stated that he had come up with two different options for consideration.

Mr. Wallace presented the Board with a handout.

Mr. Wallace stated the first plan would be to build a brand new facility on the 25 acres behind the Town Garage that the Town already owns. He stated that this would cost upwards of 3 million dollars but could be funded with the \$700,000 the Town had already raised, and the rest could be bonded. He also noted a capital campaign and donations as a source of funding. Mr. Wallace stated that he believes people would be lining up to donate.

Mr. Wallace stated that the second plan would be to purchase Camping World which is for sale next to the Highway Garage. He noted that this 16,000 square foot building would be well suited as a recreation center.

Mr. Wallace stated that the voters had voted for more than 5 million dollars in bonds for the school over the last few years, therefore he believed that they would also vote for this.

Mr. Thibodeau asked what the plan would then be for the next few years. Mr. Wallace stated that they would have to stay in the current facility.

Mr. Steer asked if the removed projects could be added in over time. Mr. DegliAngeli stated that anything could be added in, however, it would be likely to see price increases.

Tom Deans from the Friends of Rec Board stated that he believes the Friends will be able to help fund some of the material items at the new center. He also stated his hope that the Town can take care of the HVAC.

Mr. Deans stated that he personally believed that the Board needed to act on this tonight as it was imperative that they get out of their current building.

Ms. Seavey stated that she would like to see Mr. DegliAngeli get some bids from local contractors for the HVAC to try to add it back in. Mr. DegliAngeli stated that he would do that, but they do not have the money for the HVAC currently.

Ms. Seavey stated the while she was disappointed with the things being removed, she believed that all disappointments can be overcome.

Mr. Colbath moved, seconded by Mr. Thibodeau, to enter into a contract with Meridian for the renovation of the middle school for the recreation center. The motion carried unanimously.

CORRECTION OF SPECIAL EVENT FEE SCHEDULE AND PROPOSAL TO ELIMINATE SECURITY DEPOSIT ON PRIVATE PROPERTY EVENTS

Mr. Holmes stated that they had made an inadvertent error on the Fee Schedule for Special Events that the Selectmen had adopted to begin on 1/1/2019. He stated that they would like to charge multi-day events at the greater than 90-day application rate of \$50.00 per day.

Mr. Colbath moved, seconded by Ms. Seavey, to make this change as presented. The motion carried unanimously.

Mr. Holmes stated that he along with John Eastman and Lynore Wagner had formed a committee tasked with simplifying the Special Event Permit process. He stated that they were suggesting that the Board eliminate the security deposit for special events occurring on private property.

Mr. Thibodeau moved, seconded by Mr. Colbath, to eliminate the security deposit for events on private property. The motion carried unanimously.

REVIEW OF RECEIPTS

The receipts were available for review.

SIGNING OF DOCUMENTS

- a. Abatement of Taxes Map/Lot 263-87
- b. Abatement of Land Use Change Tax Map/Lot 260-58
- c. Abatement of Taxes Map/Lot 260-58
- d. Notice of Intent to Cut Wood or Timber Map/Lot 279-1 & 279-4.1
- e. Permanent Application for Property Tax Credits/Exemptions Map/Lot 245-7
- f. Permanent Application for Property Tax Credits/Exemptions Map/Lot 246-1
- g. Permanent Application for Property Tax Credits/Exemptions Map/Lot 259-83
- h. Permanent Application for Property Tax Credits/Exemptions Map/Lot 234-82
- i. Permanent Application for Property Tax Credits/Exemptions Map/Lot 272-52.17
- j. Permanent Application for Property Tax Credits/Exemptions Map/Lot 265-159
- k. Permanent Application for Property Tax Credits/Exemptions Map/Lot 262-83.064
- l. Permanent Application for Property Tax Credits/Exemptions Map/Lot 201-10.17
- m. Permanent Application for Property Tax Credits/Exemptions Map/Lot 269-6

Mr. Colbath moved, seconded by Mr. Thibodeau, to sign the documents listed above in a. through m. The motion carried unanimously.

Mr. Colbath inquired as to whether there had been a lot of Veteran's applications coming in. Mr. Holmes stated that he would ask the Assessor.

CONSIDERATION OF BILLS

- a. AP Manifest dated 1/24/19

Mr. Colbath moved, seconded by Ms. Seavey, to sign the AP Manifest dated 1/24/19. The motion carried unanimously.

RATIFICATION OF DOCUMENTS SIGNED OUT OF SESSION

(none)

REVIEW AND CONSIDERATION OF SPECIAL EVENT APPLICATION(S)

(none)

CONSIDERATION OF MINUTES

- a. Regular Minutes from 1/15/19

Mr. Thibodeau moved, seconded by Mr. Porter, to approve the minutes from 1/15/19. The motion carried (3-0-2) with Mr. Colbath and Ms. Seavey abstaining.

TOWN MANAGER REPORT

Mr. Holmes stated that they were going to need to put together a warrant article to change the wording of the Capital Reserve Fund for Maintenance of Town Buildings to include leased and/or rented space.

Mr. Holmes noted that there had been no progress on Town Hall.

BOARD REPORTS AND COMMENTS

Mr. Porter stated that he had sat in for Mr. Colbath for the Budget Committee Meeting last week. He noted that Mr. Richard did a nice job presenting the School Budget.

Mr. Porter noted that some committee members were concerned about tax increases due to the revaluation this year.

Mr. Porter stated that the Planning Board would be meeting on Thursday, January 24, 2019.

Mr. Colbath stated that the Budget Committee would meet on Wednesday, January 23, 2019 and that an alternate had covered the ZBA meeting the previous week.

Mr. Weathers stated that they were going to have a discussion at a future meeting regarding the Selectmen's policy on revisiting and re-voting on topics.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Daymond Steer from the Conway Daily Sun asked for clarification on the recreation center having no air conditioning. Mr. Holmes stated that it was just the gym space that would not have air conditioning this year, there would in fact be other classroom spaces equipped with AC.

Mr. Steer inquired about the airport committee. Mr. Holmes stated that they would be meeting on Thursday to start looking over the candidates.

At 5:22 pm, the Board entered into non-public session at the Call of the Chair to discussion a pending litigation under RSA 91-A:3 II (e).

NON-PUBLIC SESSION/RSA 91-A:3 II (e) – PENDING LITIGATION

At 5:47 pm, the Board returned to public session.

Mr. Colbath moved, seconded by Mr. Thibodeau, to seal the minutes of this non-public session. The motion carried unanimously.

ADJOURN

At 5:47 pm, the meeting adjourned at the call of the Chair.

Respectfully Submitted,

Krista Day
Executive Secretary