

## Minutes of the Selectmen's Meeting 17 April 2012

Members present: Stephen Leighton, Chairman, Lynn Sweet and JoAnn Brown

The meeting was called to order at 6:08PM

In attendance: Sharon Andrews, Kenneth Berry, Charlie Burnham, Martha English, Indra Edmonds, Nancy Hill, Mindy Holt, Lionel La Panne

The first item on the agenda was discussion about the Town's planned purchase of the property at 1161 Parker Mountain Road. Eight interested parties were in attendance representing the library, the real estate agent and seller. After Introductions were made, The Selectmen opened the discussion by reading Warrant Article 16, as amended, of the 2012 Town Warrant which passed at the March 17, 2012 Town Meeting.

"To see if the Town will raise and appropriate \$95,000 to purchase the Nancy Hill property which abuts the Hill Library and \$20,000 for the purpose of providing space for improving and enlarging the town library. \$75,000 is for the property and the remaining \$20,000. is for the demolition of the buildings. The elected Town Library Trustee will oversee the purchase and the project in conjunction with the Board of Selectmen. Majority vote required for passage." (by petition)

Steve reminded those in attendance that we are legally obligated to meet the requirements of the article in regards to the sale and cleanup. The \$75,000 allotted for the purchase of the property must include all expenses incurred by the sale. The \$20,000 for the demolition must include all expenses incurred in the actual demolition, removal of waste and restoration of the property to a stable condition.

Steve stated that the Selectmen would prefer to wait until the July tax bills have been sent out before they close on this property. No one disagreed with that time frame.

The following general discussion and comments followed.

Charlie Burnham, representing the Strafford Library Association (SLA) reported they were not in agreement with the purchase of the property, understanding, though, that the Town is now obligated to move forward with the project. Later in the meeting, he added that the SLA had no knowledge of the proposed purchase until the day of the Town Meeting. He added that the SLA has no plans for the property nor any ideas for the library's use of it. Charlie would like to see a plan for the future use of the library building and property put together and asked the Board to appoint a committee to do so with representation from the Selectmen, Library Trustees, SLA representatives, and interested residents. He further suggested that SLA release ownership of its property to the Town. The Selectmen agreed that a committee should be appointed to study the options for future use and ownership of the Hill Library. At this point the library building is owned by the SLA and the Town will be purchasing the adjoining property. The Selectmen will draft some information to be placed in the Community Calendar.

Ken said he had gotten the go ahead from the Trustees and proceeded with the petition article because of the unique availability of the property. He had gotten a quote(s) for the demolition on which he based his \$20,000 estimate. After some discussion it was agreed that it would be of no benefit for an architectural evaluation prior to the demolition.

Steve asked if there was any documentation concerning the removal of the underground gasoline tanks. Nancy believes that their removal was a condition of a prior sale, and several people had recollections of their removal.

Nancy Hill indicated that she has spoken to a demolition contractor about the project as well. He will be invited to present a formal bid along with other contractors.

Mindy Holt, the real estate agent handling the property, distributed disclosure sheets to the Selectmen and Ken Berry.

Following these comments, the discussion became more specific about how this purchase and demolition would take place and who would be responsible for the various elements of the process. It first seemed that Ken Berry and the Trustees would have oversight (under direction of the Selectmen), but a careful reading of the article revealed that it was the responsibility of the Selectmen's office to oversee the process.

Various requirements for the demolition contract were discussed. Insurances, licenses and certifications, lead and asbestos in particular, will be required. Water and soil testing were deemed appropriate. Permit fees, will also be the responsibility of the demolition contractor. Lynn Sweet and Mindy Holt will establish dates(s) and a time for interested contractors to view the property. Packets will be available then. Lynn will notify the Selectmen's office of that date and the Town administrator will place notification in 3 public places. Bids will be sent to the Selectmen's office, and will be opened at a future Board meeting, the date not yet determined. The Trustees will be notified of that date and will be invited to the meeting. It was again stressed that all the facets of the demolition process must to be covered by the \$20,000.

Mindy Holt was asked to make the Selectmen aware of all costs associated with the actual purchase and sale so they can make an offer to Nancy that falls within the \$75,000.

Nancy requested that she be able to save several items before the building was demolished. No one objected, and she was asked to prepare a list in writing so that could be presented as part of the bidding package. The Selectmen said those items would need to be removed prior to the final sale. The counters from the "store" will be given to the Historical Society. Beyond that it seems the Historical Society has no desire to be involved.

At this point those in attendance left the meeting, and the Selectmen moved on to other items of business.

Minutes from April 3, 2012 Selectmen's Meeting were read and approved as written.

Bills were reviewed and payment was authorized.

The Selectmen are still looking for a representative from the Town of Strafford to the Health and Safety Council.

At this point it appears that there will be no Memorial Day Parade as the Board has so far been unsuccessful in finding a replacement for the previous organizer.

The Selectmen put some thoughts together about what the language announcing the opportunity to bid would look like.

An abatement was reviewed and signed.

There being no further business to be brought before the Board a motion was made, seconded, and voted to adjourn. The meeting adjourned at 7:15PM.