

**Old Town Hall Preservation Committee
Meeting Minutes
Tuesday, September 6th, 2022**

Call to Order - 7:02

Secretary's Report

July 5th submitted to the town

Aug 2nd submitted to the town

Financial report

Includes: Savings account, donation account, income expenditures

Deposits: \$300 in raffle ticket sales

No July or August electricity bills - yet!

We have cancelled the cleaning service at the OTH to save money. We are trying to be frugal.

Old/New Business:

Administration:

Thank you whomever is responsible for updating the town website with accurate information on meeting times and dates and posting minutes of our meeting for the public.

2023 budget The town is asking for this information earlier this year and must include all capital improvement ideas/plans as well. We need to start now to be ready for October. Last year we asked for \$16,000. We discussed our need to raise the maintenance budget for the OTH to be \$10,000.

Changes in our budget lines:

\$5000 for oil

\$4000 for propane

and we will sustain electricity at \$1000.

Capital Improvements:

Year 1 - Septic and Chimney Lining

If our choice is to reline the chimney while keeping the current oil furnace, that cost will come out of our 2023 maintenance budget. We recognize that we will have non-optional next steps and costs in the continued renovation of the OTH building.

Year 2 - Railings and Stairs

These items will be contained under our maintenance budget.

Year 3 - Sprinkler System

We need to find out about what system is needed for the OTH, the average price/per square feet .

Year 4 - Bathrooms

Year 5 - Lift to 2nd Floor

We have an estimate from a few years ago - \$28,000

Letter for donations - Has this letter been sent out and to whom?

Can the letters be personalized for specific aspects of the project?

i.e. contributing to the heating system, the septic system, the staircase, the lift

Review Grants:

Time to write a grant to Alford for the septic system

Other grant ideas?

Things that need to be done prior to construction:

1. Notify abutters of the construction (Town) - Done! Letter received by abutters.
2. Empty and remove oil barrel. (J.P. Carroll) Oct. 13
3. Remove the propane tank. Dead River. Can be done in a moment's notice?
4. Notify all current uses once we have a start date for construction.

Discuss: New direct vent furnace or stainless steel liner. Heat pumps/ air conditioning

We talked about who we contacted to date.

Heating- Upgrades may be needed after the foundation construction.

Brand new heating system oil or propane \$10,000-\$12,000

Dead River: replacing oil furnace, we would have to redo the chimney.

J.P Carroll: furnace will last a few years- 85-87% efficient; 130,000 BTU

Atlantic Comfort: have not heard back from Sherry's inquiries.

Oil VS Propane

Heating fuel prices average \$4.68 - high \$6.00/gallon, we can expect \$5.00

How many gallons of oil do we burn in a year at the OTH? (Sherry)

Propane is more cost effective into the future. Makes sense to do other priority jobs while we do construction, yet we may not be able to afford it.

Do we want to pursue a company that does both oils and propane?

Reaching out to New England Solutions next.

Septic- We need to get prices for septic to bring it up to code. Our upcoming construction may cause issues. It's an old iron pipe that connects the building to the tank/pool. Working bathroom(s) quickly become a priority. General costs for a new septic system - \$3,000- \$8,000. If and when Parks and Recreation moves its office and home base to the OTH the building will need to have acceptable size septic system for the anticipated use of the building.

Contact Dennis Harmon (excavating cost)

Options: Write fast and successful grants, launch new tactics with former Poland Springs, pray for large donations from our Letter to Individual Donors, continue with the fuel oil furnace (what we have), line

the chimney and get a few more years out of it, and add duct work and air conditioning as we can afford.

Maintenance: All Maintenance projects are on hold due to upcoming construction unless a safety issue comes up.

The Old Town Hall building is closed as of October 8th and thru foreseeable end of the foundation construction.

Next meeting October 4th, 2022 - 7 pm