

**Community Center/Library Committee**  
**Meeting Minutes from Monday, January 16, 2023**

Mike called the meeting to order at 5:33 p.m.

Members present were: Mike, Paul, Roger, and Audrey. Virtually attending were John and Bryant, Project Manager

Minutes from the January 2<sup>nd</sup> meeting were reviewed and approved by the committee.

The first item discussed was the upcoming, Feb. 7<sup>th</sup>, Public Hearing. John had reviewed the previous presentation and updated the question, presentation, process, and status sections. Mike will forward those documents to the committee on Jan. 17<sup>th</sup> and each person will be responsible for preparing their portion for the meeting on Feb. 6<sup>th</sup>.

Audrey will prepare copy for the February Town Newsletter and submit it to Alison, Town Newsletter Publisher, in a timely fashion.

Rich will investigate with the NH Municipal Assoc. and the Town Attorneys, if necessary, the need for a Bond Public Hearing prior to March 10<sup>th</sup>. He will report back at the Jan. 30<sup>th</sup> meeting.

John reported contacting four different banks regarding obtaining a mortgage for the project. The four are: Bank of NH, Franklin Savings, Meredith Village Savings and Union Bank. It became apparent all would give us a loan; however, a couple would insist that they become the bank that carries all the town's deposit accounts. Negotiations are in their infancy because interest rates are changing frequently. Financing the project will be an ongoing informational project with updates likely at every meeting in the future. The good news is it appears that it can be done.

Miscellaneous information from the Project Manager, Bryant. He is working with an eight-month construction timeline. The kitchen detail drawings have officially been moved under Charlie's domain, HVAC Engineer. Bryant also informed us that the storage closets in the Community Room will have forty-two-inch doors to accommodate table and chair storage racks. The septic system will be a chambered one and will be located under the snowmobile trail.

Information on drilling a well will be reported by Mike at the next meeting. He will be determining whether it falls under town expense or project expense and where it will be located on the lot.

Mike and Jennifer LaRochelle, Library Trustee met with a representative from 'School Furnishing Company' from Hudson, NH. He has provided information on tables, chairs, and other furnishings so that the budget line can be established for FFE (furniture, fixtures, and equipment). The Library Trustees will come back to the committee with a list of needs which will be addressed at the Jan 30<sup>th</sup> meeting.

Rich reported he has a new contact name for the Community Fund Development Project which is Federal monies which the State will distribute for Community Center Development. This State Fund Committee is slowly setting up, with little or no detail information at this time, however, we are hopeful and pursuing weekly.

The need for a contingency fund for the project was discussed. The general consensus was between three percent and ten percent of the entire project. A final decision will be made at a later date.

Builders Risk Insurance was also discussed. Paul will check with Karen to see if Primex carries that type of insurance and report back at the Jan. 30<sup>th</sup> meeting.

A motion was made, and unanimously voted to adjourn. The meeting adjourned at 7:00 p.m.

Respectfully submitted,  
Audrey Johnson