



SELECTBOARD MEETING OF AUGUST 07, 2006

Members Present: Shaun Bryer; Chair, Brian Kellogg, David Yacovone, Todd Yando,

Department Heads: David Crawford, Mary Ann Wilson,

Guests: Sondra Sanborn, Buckwheat Lowe, Louis Ferris

Chair Shaun Bryer called the meeting to order at 6:12 PM at the TEGU Building.

Shaun gave an overview of the TEGU space lease option. Shaun also noted that an ad was placed in last week's News & Citizen requesting bids on purchase or lease options for the Town Municipal Offices. Purpose of meeting is to allow for Board and any others to ask questions of Louis Ferris with regard to the TEGU or the lease as an option.

Shaun also stated that after speaking with the Chair of the School Board, the School Board would be open to discussions regarding the Graded Building as a possible Municipal Office location if that is the direction the Selectboard would like to go.

Shaun stated that moving the Municipal Offices to the TEGU would allow for the Town to have the space that it needs and also allows for the Union Bank to expand in the downtown while adding 8-10 new jobs. This would also give the Selectboard the time it will take to explore the Graded Building option.

The Selectboard asked questions of Louis Ferris regarding the structure of the TEGU.

The Board asked what had been done to repair the roof problem that occurred after the last big storm. Louis responded that it was never a roof problem, it was actually a drainage problem. He also explained how the problem has been remedied.

The Board asked if any air quality testing had been done to the building. Louis stated that Service Master came and cleaned after the storm and performed testing after. KD Associated also did testing about three weeks after the replacement of the sheet rock.

The Board asked if the electrical wiring was all up to code. Louis stated that it was and that the building had been completely renovated in 1997.

Board questioned Louis regarding any mildew left in the building. Louis responded that when the testing was done no mildew was found. The only potential problem that could occur is the catch basin freezing in the basement and that has only happened on one occasion.

The Board asked if the vault had to be climate controlled. It was noted that it did not have to be climate controlled, but that having central air in the building would be of great benefit to the vault then the current situation.

The Selectboard stated they view the TEGU as a 5-10 year solution to the space needs of the Town while a permanent solution can be found. Dave also added that the Board is thinking globally with costs coming forward.

Dave Crawford stated that a second offer to lease space was received from Sherman for the DET building at a rate of \$9.50 per square foot with annual increases for two years. The TEGU was offered competitively at less then \$4.00 per square foot.

Buckwheat stated his concerns over possibly leasing the TEGU and also stated he does not support the idea.

Louis responded to Buckwheat's comments and discussion was held regarding the Board thoughts on possibly selling the Municipal Building and leasing the TEGU. Board continued to discuss economic development in the Town.

Sondra Sanborn asked the Board if they felt that the TEGU met all of the requirements and were willing to do all the interior work inside. She also asked if the building was for sale. Louis responded that as of right now the building is not for sale, while it is not impossible that it won't be later in the future that it could be, the probability is that it won't be.

Board will research the testing results, moving costs and wiring code records.

EXECUTIVE SESSION

Motion by David Yacovone, seconded by Brian Kellogg to move into Executive Session at 7:14 PM to include David Crawford, Town Administrator and Louis Ferris for the purpose of Consideration of Contractual Issues. Motion passed unanimously (4-0).

ADJOURN

On a motion by _____, seconded by _____ the Board adjourned their meeting at _____ PM.

Respectfully submitted and filed this 9th day of August, 2006.

Lisa Laughlin; Administrative Assistant

Minutes Approved

Date