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SELECTMEN'S MEETING MINUTES

November 1, 2023

Chairman Pitt called the meeting to order at 10:00 am. Selectman Paight and Selectman Nelson were present. Also in attendance were Ellen Smith, Town Administrator, Roland Veaudry, Dustin Franco, Pat Bauries, and Sandy Swinburne.

Chairman Pitt then opened the public hearing on the sale of the Gates House at 10:00 am. She explained that in accordance with NH RSA 41:14-a, this is the second of two public hearings to receive public input on the sale of the Gates House, the first was held on October 18, 2023. The Chairman then opened public comment.

Pat Bauries, shared her disappointment that this historic building is going by the wayside. There was no marketing to groups who could have used the building, for example, scouts. There was no research into historic grants or other funding to pay for necessary repairs.

Chairman Pitt explained that the budget has contained funding for electricity and groundskeeping every year to keep the property minimally maintained. Besides these routine maintenance needs, the substantial improvements necessary were impractical and the decision was made to not commit significant taxpayer funds. This has all been discussed for many years. There was no sustained interest in the community.

Selectman Nelson remarked that the Gates House was supposed to be self-supported, but funding dwindled over time.

With no other comments or questions, the public hearing was closed at 10:10 am. The board will vote on whether or not to move forward with the sale at next week's meeting.

Pat and Sandy left the meeting at 10:15 am.

Selectman Nelson moved and Selectman Paight seconded a motion to approve the November 2, 2023, Direct Deposit Register in the amount of \$11,356.06, and the Accounts Payable Check Register in the amount of \$109,847.82. The vote to approve was unanimous.

Roland and Dustin left the meeting at 10:30 am.

Selectman Nelson moved and Selectman Paight seconded a motion to enter nonpublic session under NH RSA 91-A:3, II(i) Consideration of matters relating to the preparation for and the carrying out of emergency functions, including training to carry out such functions, developed by local or state safety officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life.

Roll Call vote to enter nonpublic session Chairman Pitt - Yes, Selectman Paight– Yes, and Selectman Nelson – Yes, motion passed. Entered nonpublic session at 10:30 am.

The public session reconvened at 11:35 am. Motion made to seal these minutes was made by Selectman Nelson, seconded by Selectman Paight because it is determined that divulgence of this information likely would render a proposed action ineffective. Roll Call Vote to seal minutes Chairman Pitt - Yes, Selectman Paight – Yes, and Selectman Nelson - Yes, motion passed.

Henry Barker, Library Director joined the meeting at 11:35 am and Roland and Dustin rejoined.

The Pre-Application Technical Assistance Teams Meeting for round 2 of the Community Center Investment Program began at 11:40 am. Others on the call were Steve Horton, Owners Representative for the FFL-Community Center Project, Todd Horner, a grant writer with SWRPC, Shelley Hadfield and Priscilla Baez from CDFA-NH.

TA Smith began with an overview of the project and explained that the Frost Free Library is morphing into a community center. Shelly stressed the importance of meeting the definition of a community center as described in the program guide. It is necessary to have agreements with entities interested in partnering to offer programming.

Other important issues to address in the application:

- How are we addressing the needs of priority populations
- The facility must be open and accessible, no memberships
- The entire facility must be ADA compliant
- Energy efficiencies to be addressed (make contact with Scott Maslansky at CDFA about the energy audit) Steve will make contact.
- Attach other plans referenced in the application like the Master Plan
- Clear Operation Plan
 - Specific elements should be identified
 - How will the space be scheduled?
 - What will be the costs to manage the facility?

- What will be the budget impact?
- How will it be staffed?
- How will the agencies or entities be managed?
- Letters of Support are not enough
 - Memorandum of Understanding or Letters of Commitment

Additional clarifying questions were asked.

- CDFA will get back to the town about whether or not CDFA has sample warrant article language and what evidence should be provided to prove a warrant article for the forgivable loan will be on the 2024 warrant.
- Clarification on whether or not staff time could be reimbursed through the program for time spent on administration.
- What specifically is required from collaborators?
- Can current programming that needs more space be moved to the new space?

The development and operation of the Community Center should be the focus of the application and budget.

The call ended at 12:35 pm.

Selectman Paight moved and Selectman Nelson seconded a motion to authorize Ellen Smith to sign the grant coaching service agreements with SWRPC and Steve Horton once they have been reviewed and accepted by CDFA. The vote to approve was unanimous.

Selectman Nelson moved and Selectman Paight seconded a motion to approve the meeting minutes of October 25, 2023. The vote to approve was unanimous.

Selectman Nelson moved and Selectman Paight seconded a motion to adjourn the meeting at 1:05 pm, the vote to adjourn was unanimous.

Respectfully submitted, Ellen Smith, Town Administrator