

Cooper Select Board's Meeting  
January 5, 2012  
Held at the Grange Hall

Attending: Micah Perkins, Sandy Lyon, Ann Marie Flood, Karen Holmes, Joanne MaMahon, Scott Jamieson, Judy East, Donna Timpe , John Viselli

Starting time: 6:55 p.m.

Agenda Item 1: Treasurer's Warrant was reviewed and signed.

Agenda Item 2: Sandy Passed the Select Board a copy of the snow plow contract for the Vining road for their records.

Agenda Item 3: Judy East was asked if we had our architectural drawing in place, if we have cost estimates, and are we are ready with what we need to do... Also, the letter of intent should have been with the spot blight application. The letter of intent needs the cost estimate and the architect signs stating that we are basing the cost on what needs to be done. Judy asked John Viselli about Anthony's qualifications, and John shared them. Then she asked what we want to do to this building? John said we have mostly discussed the foundation, wanting a good base to build up from. Donna and Micah added that we also discussed bathroom facilities, and other possible future uses. Discussion continued about the deadlines, public input, a town hearing, and when the Town would need to vote.

This structure is eligible for the National register, so we need to consider that. Then Judy discussed the types of improvements that would need to be done to this structure, especially to comply with the ADA, and that we need to have a consensus about what the Town wants to see done.

Sandy was asked and explained the agreement the Town Select Board had made with the Grange, as she understood it. Donna Timpe was here, and she was one on the Board at the time they made the agreement.

Judy spoke about the need to consider many different things. Reactions and comments to Judy's suggestions were shared. Micah asked if looking at a lesser amount would help: Judy said readiness and Town support are actually more important. Micah said yes, the clock is ticking. Donna said we need to have this discussion with the Town at the March Annual Town meeting. Micah said if we have a special meeting it would probably be a small group deciding for the whole town, and he wasn't comfortable with that. Judy said we need to be more specific about what we present to the Town, narrow our focus.

Scott said looking at the 2 week time frame we need to be realistic. There is still a lot to be done. Micah said yes, and we need to consider what to do with the idea in mind that we could be turned down for a grant next year also. Judy said yes, you need to have a plan "c". Micah said there is definitely public support but how far do they want to open their wallets?

Ann asked about Salt sand shed that was mentioned before: is it too late to ask for that? Judy said it has the same time frame, letter of intent same, application is slightly different. Cooper's low to moderate income range on the 2000 census was too high, and that was why we needed the spot blight. 2010 census did not have long form data for income. They used running averages to get estimates, and we

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don't have them for individual towns yet. So the short answer is they are using the 2000 census numbers.

Micah suggested we have an informational meeting with the Town to see what they want. John asked if we are looking at 2013? Judy said yes, that is what she believes.

Micah asked if we should have a "home type audit" done on the building to see what we need to do here. John said he didn't think we would learn any more than we know now. He elaborated on foundation, siding, then additions...John's building and construction background helped him make an assessment.

Judy will check to see what is available to municipalities for money to work on the building. Micah and John discussed taking off the outside and doing the wiring and insulation from the outside - in. Then Micah talked about the use of an addition that would be really well insulated, share bathroom facilities, include a kitchen. Others share ideas too.

Judy said we are open to a law suit for not being ADA (Americans with Disabilities Act) accessible to the upstairs. We have no heat down stairs, so are forced to use the upstairs for now.

We (Town of Cooper) do not have any debt, which is pretty great, but our surplus is lower than last year.

We need to get the Town businesses out of homes. Judy said we make lawyers cringe. Ann Marie and Sandy will carry in supplies and meet in the Grange. The 2<sup>nd</sup> and 4<sup>th</sup> Saturdays, from 10-12:00 and also 1<sup>st</sup> and 3<sup>rd</sup> Thursdays (Select Board Meeting Nights) 6-8:00 p.m. is what is being discussed. There would be time for residents to do Town business on a weekly basis. Ann Marie was given permission to print up a post card to mail to residents letting them know of the change.

How much money would it take to do what we can realistically expect to do? Judy said have the basic cost renovations for the Town in March: for an addition, adding to the downstairs. Have 3 choices, Judy suggests.

Karen read information about becoming a "National Register" designation. It is not a commitment, just to see if we are eligible. Judy said a double edge sword. It is on their radar, they know where we are, they know where all the Granges in Maine are. If we are eligible, that brings historic perseveration into the CDBG process.

Who has the cost estimates we collected before? Donna said yes, she thought Ann Marie was right, Dan must have those previous estimates. They were for well drilling, septic and others.

Micah said we should do an informational meeting before we have to put the Town Warrant out. We could be more specific about what we are going to do, include information in the Warrant.

John said it comes down to this question: do you plumb the building downstairs, or do an addition. Donna said if we do a section downstairs for a town office, it will limit the room for suppers and other

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meetings. Ann Marie thinks we need to present both ideas to the Town, others agreed. John said he can get some cost estimates together, and we can find out what to expect the Town Volunteer labor would be. Are there summer residents who would be willing to help? Yes, that was agreed.

Judy will look for Efficiency Maine money. Judy will notify Tammy that we are going to wait for another year before filing a letter of intent and applying for the grant.

Joanne said that at the last meeting suggestions made that she make some drawings. Would we like to see them? Micah said yes. JoAnne showed her drawings. There was a consensus that we could use these ideas as a spring board to what we have envisioned.

Meeting Adjourned at 8:10 p.m.

The meeting next week will be Jan. 19<sup>th</sup> at 6:30 p.m

Agenda Items to include:

- Starting work on the Town Warrant
- Do we order personalized pens for a fund raiser