

Cooper Select Board's Meeting – Public Hearing Re: building an addition for Town office
March 15, 2012
Held at the Grange Hall

Attending: Donna Timpe, John Viselli, Sandy Lyon, Karen Holmes, Joann McMahon, Scott Jamieson, Bill Kridder Sr. , Bruce Glanville, Arline Flood, Ralph Flood, Robert Cousins, Lance Keen, Micah Perkins

Starting time: 7:07 p.m.

Agenda Item 1: Micah spoke to the residents first; then he showed a prepared a slide show. The issues the Town currently concerns about has were listed and discussed. The town officer's and Committee proposal slide was shown next: it listed the reasons why it would be desirable to have a modest addition. Then cost was discussed, and Micah deferred to John to speak. John said the price of \$75,000 could easily become \$80,000. Local contractors would of course be paid, but many others are willing to help as volunteers. Micah then showed one of the floor plans that are just to give an idea of what we are considering.

Questions from the floor:

Scott asked John if the estimates include a septic system and drilling a well. John said yes, and shared the quotes. Terry Lord said estimating \$5,500 for a well should cover our costs. \$6,500 was the estimate for a septic system from David Lee. Sandy mentioned that Ronnie Flood, road commissioner, has the Town backhoe and is willing to do the groundwork. Ronnie is willing to do it low cost. John said he should be paid for his time, as all contractors will be. If this is how someone earns their living, we can't expect them to do it as a volunteer. Everyone nodded in agreement.

Bill Kridder Sr. asked about the possibility of a grant: Micah spoke about it. CDBG (Community Development Block Grant) money *used to be* plentiful. Judy East (from Washington County Council of Governments) helped us with our efforts to pursue this. Last year only 3 grants were given. We actually did not qualify as an economically depressed area, using 2000 census data. No one understands how this could be the case, but it is. Bob Cousins said he did a lot of construction work under grants in the past, but it was so expensive that it drove the cost up. Bob listed some details and examples. John shared that it would not help us with new construction, only with the existing structure. John then spoke about the foundation work that we will need, indicating one corner of the building that also need some work. Then the designation of this building as historical perseveration was discussed. Bob repeated that the use of a historical grant would also drive the cost up. Bob has experience with this.

Scott said that we have talked about adding a Town office for a while; it is time to do something. Micah agreed, adding that there are lots of kids in town, and this is nice location. We could have basketball hoops or picnic tables, make it nice. Several expressed agreement with this idea.

Micah asked everyone to talk to their neighbors, let everyone know what we are trying to do. Then we will be voting on it in a couple of weeks. John said we have plenty of experienced construction people in town. We may just need to go outside of Town for electrical and plumbing: Lance said he is a licensed master electrician, and indicating his willingness to help with the project.

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Discussion of various heating systems followed, with the benefits and drawbacks. Considering the historical use of the Building, Micah suggesting that zone heating would allow it to continue that way. With a variety of zones: one for the upstairs allowing Grange to continue to meet there, one for downstairs and one for the office area. We could keep the addition, which is much smaller, heated year round. This is necessary when water is installed in the kitchen and bathroom. The new kitchen will allow for the old kitchen to be torn out and made part of the space downstairs, allowing more room for Town meetings and other functions.

The Meeting Adjourned at 7:48 p.m.

Monday March 26th is the Annual Town meeting. Social time 6:00 p.m. Meeting starts at 7:00 p.m.

The next Select Board meeting will be April 5th at 6:30 p.m.