

TOWN OF WEBSTER
Office of Selectmen
945 Battle Street/Rte. 127
Webster, NH 03303

3:37 P.M. Selectmen's Meeting – August 26, 2011 – Emergency Meeting

Present: Chairman George Cummings, Selectman George Hashem and Selectman Bruce Johnson and Administrative Assistant Judith Jones.

Chairman Cummings brought the meeting to order advising that the purpose of this meeting was to discuss three issues relative to the Town Hall building as follows:

- The Clerk of the Works approved funding of “not to exceed \$1,000” is out of money and has probably exceeded the amount by more than \$100 at this time. After discussion, Selectman Hashem made a motion to authorize up to a total expenditure of \$1,500; seconded by Selectman Johnson and approved. Selectman Johnson stated that he would like the “Clerk” to be here when the job is completed. Chairman Cummings advised that he had been here at least once every day, if not more, since the project began. He noted that the “Clerk” had noted a shortage of the underlayment in the valley and had the contractor correct that, making evident that the “Clerk” was a valuable resource. Selectman Hashem inquired about the shingles used, realizing that the specs had been changed after the mandatory meeting of contractors. The shingles are now 30-year versus 50-year shingles as the 50-year shingles are no longer readily available. This change had been made after the mandatory meeting, after which time a revised bid spec sheet was e-mailed to all those present at that meeting.
- The Board discussed the possibility of painting the steeple for \$2,000 by the current sub-contractor. This work would be separate from his sub-contracting with Melanson Roofing on the roof. Mrs. Jones had spoken with Joe Miller of P.R.E.P. Contractors, as an independent contractor, and asked him for a business card regarding painting of the Town Hall as it was listed on his trucks as a service he provides. The Town Hall painting is on the 5-year projection of Town Hall renovations for 2012. The former contractor that has been used had retired and since passed away. Mr. Miller had mentioned painting the Steeple while he had the crane on site. She reviewed the last time it was painted in 2006 for \$6,900, realizing that it is not on the same schedule as the building, Mrs. Jones asked him for an estimate to paint the steeple. He gave her a figure of \$2,000, which she then passed this information onto the Board via an e-mail. No decision was made at this time.
- Structural issues have been found in the back corner of the Library and the connector where the rotted board had been found. Chairman Cummings advised that carpenter ants have caused an unknown amount of damage as well as the appearance of water damage. The extent of damage is unknown and was not part of the specs used for the roofing or the carpentry work. Chairman Cummings indicated it could be between \$1,000 and \$2,000 for the carpentry work. The roof project could be nearly completed, except for a corner needed for access to repair these structural issues. This small portion of the roofing would be completed after the carpentry work. The current contractors are not able to take care of this issue. Chairman Cummings will work on getting an exterminator for the ants and then work on getting a contractor for the structural damage. The Board discussed possible sources of funding for these issues.

The Board discussed the preparedness of the roof for the anticipated “hurricane” expected Sunday. Chairman Cummings advised that the roof was well prepared for this expected disaster.

Selectman Hashem made a motion to hire an exterminator; seconded by Selectman and approved. Selectman Hashem then made a motion to hire a carpenter for the necessary structural repairs needed in the corner of the Library and Town Hall on the backside of the building; seconded by Selectman Johnson and approved. There were no monetary amounts attached to these motions. The Board recommended using the remaining funds in the Town Hall Repairs and Maintenance line. Any additional funds needed and their source will be reviewed later if necessary.

Selectman Hashem made a motion to authorize the expenditure of \$2,000 to paint the steeple; seconded by Selectman Johnson and approved. Selectman Hashem made a motion to withdraw \$2,000 from the existing Town Hall Capital Reserve established in 1991 for this purpose; seconded by Selectman Johnson and approved.

4:05 P.M. Selectman Hashem made a motion to adjourn the meeting; seconded by Selectman Johnson and approved.

George C. Cummings, Chairman
BOS/jj

George K. Hashem

Bruce G. Johnson

BOS Initials:

G. C. Cummings

G. K. Hashem

B. G. Johnson