

**Kingston, New Hampshire
Board of Selectmen
Meeting of March 27, 2017
MINUTES**

The meeting was called to order at 7:15 pm in the Main Meeting Room of Kingston Town Hall. In attendance were Chairman Mark Heitz and Selectman Peter Broderick. Chairman Heitz explained that an unscheduled non-public session had been held prior to the meeting under the provisions of NH RSA 91-A:3, II-b; that was the reason for the later call to order. The meeting was broadcast on Channel 21.

Discussion of Recreation Building Updates

Recreation Director Paul Butler and Buildings Maintenance Supervisor Richard St. Hilaire were present to discuss with the Board proposed updates to the Recreation Center at 24 Main Street. Mr. Butler advised that the floor at the building is a 40 to 50-year old concrete floor that's cracked in numerous places. With the building starting to be used for more programs over time, he believes it would be a good investment to re-surface the floor. Mr. St. Hilaire advised that the cost of shimming and releveling of the floor would be prohibitive and that, as the main purpose and use of the building is for the summer camp program, he disagrees that a new floor is necessary or adviseable. The number of children coming in with wet sand, mud, etc. leads him to doubt whether any flooring substance could stand up to the use for more than a couple of years, and the cost to install new flooring would be a minimum of more than \$20,000.00. He suggested that the present floor be sealed and repaired this year, and that asphalt or concrete pads be poured at each entrance to the building to catch as much incoming sand and dirt as possible.

Chairman Heitz suggested that Mr. St. Hilaire obtain quotes from several flooring companies for a variety of heavy-duty surfaces that might suit the purpose. He'd like the proposals to include cost, life expectancy and benefits of each particular type of surface. Once the Board has an idea of what costs might actually be, they can better decide whether to proceed with flooring replacement.

Mr. St. Hilaire then advised that he would like to replace the existing 4' fence surrounding the playground area at the center with a 6' chainlink fence, with access gates at the front and rear of the building. He noted that the 4' fence fails to meet the level of safety he would like for campers.

Chairman Heitz suggested that Mr. St. Hilaire provide bids from several fencing companies for the Board to review.

Mr. Butler reported that the summer program is already nearly at capacity and that he and Recreation Commission members will soon be interviewing applicants for counselor positions. He asked if the Board would prefer to meet applicants before they're hired. Chairman Heitz advised that as full background checks are required, it won't be necessary for the Board to meet with applicants prior to hiring.

Discussion of Nichols Building Roof Repair

Mr. St. Hilaire advised the Board that the company selected to complete repairs on the copper and slate roof of the Nichols Building needs to have a \$15,500.00 advance payment in order to purchase the materials to be used for the project. The \$45,000.00 project, of which \$10,000.00 will be paid by a grant obtained by Jane Christie of the Heritage Commission, is expected to be completed by the end of August. The Board approved the contract (although Chairman Heitz asked that Mr. St. Hilaire advise the company that a 15 day net payment clause may not in all cases be able to be met by the town's payment processes and that the town doesn't intend to pay late charges and fees for incidental delays). Mr. St. Hilaire affirmed that the necessary insurance documents are in place.

Mr. St. Hilaire then advised that blinds for the windows at the Nichols Building are to be replaced at a total cost of \$1,284.00.

Discussion of Upcoming Road Projects

The Board signed a change order for the North Road culvert project, a draft copy of which was approved in January. The change order removes purchase of the concrete structure from the project contractor's responsibilities and allows the town to purchase it directly. Mr. St. Hilaire noted that he expects North Road will be closed for approximately 2 weeks while the culvert is installed and the associated road work is completed. The project is scheduled to begin in June..

Mr. St. Hilaire also advised that Requests for Proposals are going out now for the Main Street/ Church Street project approved at Town Meeting. He expects that project to be completed before August

Administrative Items

The Board signed appointment papers for the reappointment of Gail Ramsey and Jane Christie to the Heritage Commission.

The Board approved eight applications for veteran credits.

The Board signed a renewal of the town's agreement with the state to be eligible for federal surplus property.

Chairman Heitz signed an Agreement outlining the terms reached with Bedford Design for an easement on Tax Map R34, Lot 68. The easement will allow the well and part of its protective radius for a proposed assisted living facility on an adjacent parcel to be located on the town's land. Should the town in future be successful in clearing title of a reversion clause included in its deed, the property will be purchased outright by the developer.

Review of Previous Meeting Minutes

MOTION: Upon motion of Chairman Heitz and second of Selectman Broderick, it was voted to accept the minutes of the March 20, 2017 meeting as printed.

Adjournment

There being no further business before the Board the meeting adjourned at 7:53 pm.

Respectfully submitted,

**Catherine Grant
Administrative Assistant**