

I. CALL TO ORDER at 6:03 pm in the basement meeting room at the Fremont Town Hall. Present were Selectmen Brett Hunter, Leon Holmes Jr, and Gene Cordes; and Town Administrator Heidi Carlson.

II. ANNOUNCEMENTS

The NH Secretary of State will be in Fremont for training with election officials at 3:30 on Friday October 24, 2014.

The Town's Halloween party, sponsored by the Parks & Recreation Commission will be held on Friday October 24th at 6:00 pm at Ellis School.

The Highway Department Open House will be held at 5:00 pm on Thursday October 30, 2014 at 113 Danville Road.

Fremont Trick or Treat will be held on Friday October 31, 2014 from 5:00 to 8:00 pm.

Voting setup will begin at 4:00 pm on Monday November 3, 2014 and voting will take place all day at Ellis School on Tuesday November 4, 2014.

Veteran's Open House will take place on Tuesday November 11, 2014 from 5:00 to 7:00 pm at the Town Hall. This will be a pot luck dinner.

III. LIAISON REPORTS

10/14/2014 Energy Committee: The Committee wrote a letter in support of the School's grant efforts related to heating systems. They also discussed the HVAC proposals and Electricity supplier proposals. Cordes has also been in contact with Andrew Keller from NH Solar Garden about solar panels. Their next meeting is Tuesday October 28, 2014.

10/15/2014 Planning Board: Hunter was not able to attend due to illness.

IV. APPROVAL OF MINUTES

Selectmen reviewed the minutes of 09 October 2014. Motion was made by Cordes to approve the minutes as amended with typographical errors corrected. Hunter seconded and the vote was unanimously approved 3-0.

V. SCHEDULED AGENDA ITEMS

6:45 pm Public Input - none

7:00 pm Department Heads - none

VI. OLD BUSINESS

1. Cordes shared a summary of information prepared for the Town Hall HVAC proposals which were opened in late September. This summary included:

The RFP was intending to have contractors provide pricing for multiple fuel options and distribution systems through a design build process. We were also looking for them to provide information on financial incentive programs that the Town might want to include in the decision making process.

The RFP submissions did not clearly provide the information that was hoped to be obtained. What we know:

Current Furnaces:

- *One unit is not operating*
- *One unit is operating and services the basement and 1st floor level.*
- *Both units are very old and parts from the one that is not operating have been used to repair the unit that continues to operate*

Current Distribution system:

- *The current duct work is old, not insulated, not sized correctly, not laid properly given the TH's current use and not zoned*
- *The zoning is essentially one zone for two floors with two separate thermostats*
- *The 2nd floor had a dedicated single zone*

What we learned from the RFP responses:

- *To replace one furnace with an oil furnace it is roughly \$12,000 (LP would be roughly the same plus the tank)*
- *To replace the duct work with multiple zones distribution system – cost is roughly \$40- \$50,000*
- *To replace everything and install a FHW baseboard distribution system - cost is roughly \$80,000*
- *Wood pellet furnace and fuel system – cost is roughly \$50,000*
- *NO one provided any incentive information*

Choices to be made at this time (mid- October)

- *Replace the furnace (oil or gas) and hook it up to the existing distribution system and come back in another season and replace the distribution system (FHA) – phased (This takes the threat of potential system failure or costly repairs off the table, so to say)*
- *Do nothing now and chance another year on the existing old system. Over the next few months:*
 - *Consider hiring a design engineer to develop a design that takes into account current and anticipated TH use / configuration, financial incentives, known fuel efficiencies, fuel market trends and anticipated construction costs. Expected cost is roughly \$5000 per GDA*
 - *Agree on a design and put the design out to bid through an RFP process in a timely season*
 - *(The above allows for more planning time, including the future basement configuration, consideration of incentives and a good comparative bidding process)*

There was lengthy discussion about the options including what the heat source might be, and what the needs are for a distribution system. There was discussion about contacting a design engineer and spending the money for that service to make for the best bidding and future RFP process. The Board decided to contact Sam Alpert again (GDS Associates) and get more information on what that process might cost.

2. Selectmen discussed the evaluation process and a checklist of who is responsible for what evaluations. They chose the formerly used Employee Form B, and a specific form for the Town Administrator that was adapted from another town and based on job duties.

VII. NEW BUSINESS

1. Selectmen reviewed the accounts payable manifest \$11,766.46 for the current week dated 17 October 2014. Motion was made by Holmes Sr to approve the manifest. Cordes seconded and the vote was approved 3-0.

2. Selectmen reviewed bills and invoices for payment.

3. Selectmen reviewed the folder of incoming correspondence. Board members reviewed and signed outgoing correspondence to the Peterson and Barthelemy Families for their gracious help and use of their property for the Town's 250th Anniversary Celebration this summer; and a code compliance letter to Christopher Fuhs regarding the continuous yard sale at 13 Beede Hill Road.

4. Selectmen reviewed and updated the November Newsletter for publication.

Fire Chief Butler came in to the meeting at 7:30 pm. He had Grassdrag payroll paperwork for the Board. He said that the Tank 1 old tank has been removed and the new tank is due to be picked up on Monday. There was some discussion about the Grassdrags, which went well overall.

5. Selectmen opened and reviewed two electricity proposals received by today's deadline. Proposals were received from ENH Power and Integrys. Integrys was a lower price, fluctuating until a contract is signed, and ENH Power was only good until 5:00 pm next Monday. They will be further discussed next week with a representative from Integrys. Energy Committee and School Board members will be invited.

6. Selectmen reviewed and approved the MD&A letter to accompany the Town's 2013 Audit Report.

VIII. NON-PUBLIC SESSION NH RSA 91-A

The next regular Board meeting will be held on Thursday October 23, 2014 at 6:00 pm.

IX. ADJOURNMENT – Motion was made by Holmes Sr to adjourn the meeting at 8:15 pm. Hunter seconded and the vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson
Town Administrator