

I. The meeting was called to order at 7:00 pm in the Basement Meeting Room at the Fremont Town Hall Present were Selectmen Gene Cordes, Neal Janvrin, and Roger Barham; Town Administrator Heidi Carlson and Selectmen's Clerk Jeanne Nygren. All rose of the Pledge of Allegiance.

II. ANNOUNCEMENTS

1. This meeting is live broadcast on FCTV Channel 22 and will be rebroadcast throughout the week ahead.
2. MRI personnel are in the field working usually on Fridays for quarterly reviews of properties. They carry MRI Photo Identification and have with them, a letter from the Town. If you have any questions, please contact Jeanne or Heidi in the Selectmen's Office.
3. The drought conditions are somewhat improved, but still continue to affect Fremont homeowners and our resources. The Town continues to monitor the situation as some local wells are going dry, despite the recent rain. All residents are asked to be cautious about water use, and conserve whenever possible.
4. All Town Offices are closed on Thursday and Friday November 24 and 25, 2016 for Thanksgiving. Trash is delayed on day during that holiday week. Thursday collections are on Friday and Friday collections are on Saturday. Hours for Town Offices are on the home page of the Town website for the holiday week.
5. The Annual Tree Lighting and Recreation holiday party will be held on Sunday November 27, 2016 beginning at 5:00 pm at Ellis School. The tree lighting (on the Safety Complex lawn) will commence at 6:15 pm sharp.
6. The Annual Fremont Parks & Recreation Holiday Fair will be held at Ellis School on Sunday December 4, 2016 from 11:00 am to 5:00 pm at Ellis School. Registration forms are on the Parks & Recreation page of the Town's website.
7. The Wreaths of Remembrance Ceremony will be held at the Fremont Town Hall on Saturday December 17, 2016 at 12 noon. There will be a brief service honoring our troops and refreshments will be served following the ceremony.

III. SCHEDULED AGENDA ITEMS

At 7:00 pm Building Inspector Bob Meade came into the meeting and led the Selectmen in a tour the basement renovation project to date. Cordes had concerns with the recent changes and had questions on the timeframe for the painting, floor coverings, ceilings and need clarification on the concept of when these areas are to be started and the possibility of contracting some of these trades out to expedite the project.

At 7:15 pm Janvrin moved to enter non-public session pursuant to NH RSA 91-A:3 II (c) to discuss a personnel matter. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham-yes.

At 7:30 pm Barham moved to return to public session. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham-yes.

Building Inspector Meade left the meeting at 7:32 pm and Carlson and Nygren rejoined the meeting. The Board will meet again with Meade soon regarding the renovation project.

At 7:35 pm Joshua Manning from Black Rocks Village Lewis Builders and Town Engineer Dan Tatem from Stantec, came before the Board. Tatem went through some past issues with construction and recent paving of the roadway, which had not been monitored by the Engineer. Since these issues came forward from Stantec's original letter of 11/07/2016, Lewis Builders has come forth with additional engineering and road bond escrow funding for issuance of three pending occupancy certificates. Additionally Tatem stated that as-built drawings need to be completed.

Tatem discussed the letter from Rene LaBrance (also from Stantec) regarding additional remediation work done and their concerns over the quality of the repair of the puddling work that was done, which he feels is not adequate. They also cited deficiency in the deceleration lane which NH DOT has been made aware of. These insufficiencies are for NH DOT to address this part of the project, and it is anticipated that additional corrective work may be needed by Lewis Builders. Pictures with the engineering report have been circulated to all parties, to address the defects in the project.

Tatem stated that an as built plan needs to be submitted for future reference. He is requesting a site walk to create a punch list of all remaining items within the development. This includes roads and drainage structures, driveways, guard rails, sidewalks, culverts, catch basins, etc. Any additional repairs should be bonded. Some repairs may be able to be done yet this construction season, but some will need to wait until spring. Core testing is also recommended and Tatem suggested an infrared machine to repair the puddling appropriately. He requested that the Town have a representative present along with the engineer, Lewis Builder representatives and the Homeowner's Association's Management firm for the site walk. After additional discussion, this meeting was set for 2:00 pm tomorrow. Leon Holmes Jr will be contacted for it, and Roger Barham is also available to attend.

Manning reported that their overall paving report shows a 1.25 inch overlay overall, and he will forward the tonnage slips and other paving information to Tatem for review. He complained about the Town Engineer and admitted that the proper notice was not provided, but argued that the paving of the road was a five day event, and thought the engineer could have come another day, even though they could not accommodate the first day with no notice from Lewis.

After this site walk, Stantec will formulate any further deficiencies and the cost to repair if needed and that may require more bonding funds to come forth from Lewis Builders to obtain this as-built plan. Lewis Builders LLC is close to finishing their project at Black Rocks Village and hopes to be done by early 2017 with only 7 units left to sell to date.

Tatem reports talking with NH DOT today (Manning said he was still waiting for the District 6 engineer to call him back). The Town will want a full report from NH DOT indicating that all the work done in the Route 107 right-of-way is also acceptable to the State.

There is a recommendation that a 5-year bond be posted on their findings after the walk, for any other residual items. Tatem should be able to come up with the figure and a final punch list by next week. Manning is anxious to have this complete and he is requesting release of two more CO's to sell units that are pending sale prior to the end of the year.

Selectmen Janvrin motioned to recommend releasing the two CO's in a good faith effort for Lewis Builder's prior to the walk-through report and Stantec's final associated cost recommendation. This was seconded by Barham. The vote was unanimous 3-0.

The bond will need to be in place before any remaining CO's are released which will be addressed at their next Board meeting. Then Barham motioned the Board go on record of their intention being that

following receipt of Tatem's recommendation letter and site walk punch list provided with related costs and bonding, that the last five CO's could then be released. This was seconded by Janvrin. The vote was unanimous 3-0. The Board will take this up at their meeting of December 1, 2016.

Both Joshua Manning and Dan Tatem were thanked and left the meeting at 8:30 pm.

IV. APPROVAL OF MINUTES

After review, a motion was made by Janvrin to approve the November 17, 2016 minutes. Barham seconded and the vote was unanimous 3-0.

V. OLD BUSINESS

1. A motion was made by Janvrin vote to accept \$1,410 from Jack Mullen and spend it on the agreed purpose of paving work done by Petra Paving on North Road (in accord with NH RSA 31:95-b). This was seconded by Barham. The vote was unanimous 3-0.

2. Of note is a change to the Economic Development forum has been move to Wednesday December 14, 2016 at 3:00 pm. It will still be held at the Fremont Public Library.

VI. NEW BUSINESS

1. A motion was made by Barham to approve the payroll manifest for Police holiday, insurance buyout and a couple of town officer stipends for November 23, 2016 in the amount of \$8,261.46. Janvrin seconded and the vote was unanimous 3-0. Handwritten edits to the date and amount were made to the manifest.

2. A motion to approve the accounts payable of November 23, 2016 for \$28,688.22 was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

3. The Board reviewed the folder of incoming correspondence.

4. Carlson discussed some heating system issues at the Safety Complex that are in the diagnostic process.

VII. NON-PUBLIC SESSION NH RSA 91-A

At 8:45 pm Janvrin moved to enter non-public session pursuant to NH RSA 91-A:3 (c) to discuss a personnel matter. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham-yes.

Nygren and Carlson left the meeting at this time.

At 9:44 pm Janvrin moved to return to public session. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes, Barham-yes.

No decisions were made other than to meet again on the matter on Monday evening, November 28, 2017 at 7:00 pm. Carlson will be asked to post a meeting. It is anticipated that this will be the only agenda item.

The next regular Board meeting will be a work session, to be held on Thursday December 1, 2016 at 6:30 pm.

IX. ADJOURNMENT – by 9:00 pm

At 9:45 pm motion was made by Barham to adjourn the meeting. Janvrin seconded and the vote was unanimously approved 3-0.

Respectfully submitted,

Jeanne Nygren
Selectmen's Clerk