

MINUTES OF THE MEETING OF
THE STRAFFORD BOARD OF SELECTMEN
September 2, 2014

The September 2, 2014 Special Meeting of the Strafford Selectboard was called to order at 8:30 a.m. at the Town Garage.

Members of the public body present: Rod Maclay, Chair, Brent Cadwell, John Freitag, Brian Johnson, and Steve Marx, Members

Other active participants: Jon Mackinnon, Road Foreman, Roger Carpenter, plumbing and heating contractor.

The Board discussed options regarding the replacement of propane heaters which due to improper installation (there was no fresh air intake for the heaters) have deteriorated to such a state that they constitute a health and safety hazard. In 2008, an engineering firm hired by the Town's Insurance carrier to examine moisture problems at the then new Town Garage issued a report noting the improper installation. No action was taken at time to rectify this or some of the other problems identified in the report. After being notified by Road Foreman Jon Mackinnon of holes and blackening around the heaters this spring, another insurance claim was filed. In July 2014 our insurance claim review found the Town responsible for replacement.

Two options were considered by the Board for providing heat this winter. The first was a proposal by AHT for propane radiant heaters installed on the walls. The cost was \$31,106. The second proposal was for two Modine Effinity LP furnaces from Roger Carpenter Services. The cost which includes the removal and disposal of the existing system would be \$17,704. Roger Carpenter felt that the increased efficiency of these units 93% compared with the around 70% of the current units should create some cost savings. There is no money in the current budget for this project. There was some discussion whether to try to purchase only one unit this year and use parts off older units to keep one going until the next budget year starts in January. The cost for this temporary fix would be around \$2,500. Roger offered instead of fixing the older propane unit to spread the payments between this year and next year for the two new units.

John made the motion to accept Roger Carpenter's proposal to install two new Modine propane heaters at a cost of \$17,704. Brent seconded. All voted in favor of the motion.

Brent then moved to adjourn and Steve seconded.

All voted in favor and the meeting was adjourned at 8:55 a.m.

Respectfully submitted,

John Freitag, Acting Recording Secretary