

# TOWN OF GILL

MASSACHUSETTS



[www.gillmass.org](http://www.gillmass.org)

## SELECTBOARD & FINANCE COMMITTEE MEETING MINUTES

*June 8, 2012*

Call to Order: The Selectboard and Finance Committee meetings were called to order at 5:08pm.

Present: Randy Crochier, Ann Banash and John Ward, Selectboard members; Ray Purington, Admin. Assistant; Timmie Smith, Claire Chang, Tupper Brown, and Alden Booth, Finance Committee members; Pam Shoemaker and Kit Carpenter, Historical Commission; and Steve Striebel.

Town Hall Roof Replacement: Pam, Kit, and Steve spoke about the choice of materials for the proposed new roof on the Town Hall. Asphalt shingles are acceptable for historic buildings if they are a dark color. However, asphalt shingles are not "green" – they are made from non-renewable resources and have a disposal cost at the end of their life. Metal roofs cost a little more, but last longer and may offer longer protection of the building beneath them. Metal has the advantage of being easily recycled. Slate roofs are the most expensive option and have the longest life, but are also not renewable. In informal discussions among various members of the Historical Commission, they seem to be leaning toward metal as the best choice for the Town Hall roof.

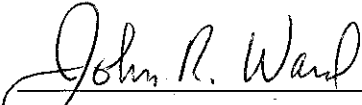
Steve explained that a lighter color metal will reflect more sunlight, helping to keep the building cooler. He suggested that the original roof on the building was probably pine shingles. In cases when there is no knowledge of the history of a building's roofs over the years, replacement is typically done "in kind." In this case, that would mean asphalt shingles again. However, a standing seam metal roof would be historically appropriate, as that type of roof was around in the early 1900s. Slate has the longest life, 100-150 years, but also has maintenance costs over the long haul, with annual inspections and repairs. He feels that it is not offensive if Town Hall doesn't have a slate roof.

There was consensus among the Selectboard and Finance Committee members to proceed with a warrant article that proposes a metal roof for Town Hall. A handout showing various funding scenarios was discussed, as was a suggestion of using \$36,000 from Stabilization and paying the remaining amount (roughly \$36,000) from the operating budget over 3 years. The need for a debt exclusion was also discussed.

It was decided to make both the Town Hall roof article and the police cruiser articles contingent upon passage of separate debt exclusion questions. Both will be repaid over 3 years. Stabilization will not be used for these two projects.

Adjournment: The Selectboard and Finance Committee adjourned at 6:50p.m.

*Minutes respectfully submitted by Ray Purington, Administrative Assistant.*

  
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John R. Ward, Selectboard Clerk

HISTORICAL COMMISSION  
TOWN OF GILL  
MASSACHUSETTS



To: Members of the Gill Selectboard  
From: The Gill Historical Commission  
Re: Replacement of the Roof of the Town Hall  
Date: June 8, 2012

1. The Gill Historical Commission would like a chance to research and discuss this topic as we undertake our work to get the Town Hall nominated for the National Register of Historic Places. We would like to email other historical commissions in the MHC network about decisions and experiences with roofing replacement.
  
2. Though we met this week without knowing this topic would be discussed today, we have begun to gather information about the three named alternative roofing replacement materials: shingle, metal and slate. So far we have formed the following tentative positions:
  - a. Asphalt shingles: Replacement shingles in a dark color would be acceptable, but would hold snow longer than metal. Might not last as long as metal.
  
  - b. Metal: Standing seam metal roofing seems to have more advantages for the money, though it is a bit more expensive. It is used on some historical buildings in New England and in some public buildings in Vermont, and its style echoes that of metal roofing used in the U.S. in the late 1790s to the early 1800s. Process and materials may be more "green" than asphalt. More research is needed.
  
  - c. Slate: Much heavier and more expensive; requires hiring an engineer to guarantee that the roof is strong enough to hold slate tiles. Original roof of the Town Hall was probably not slate, but pine wood, perhaps in several layers, that will need to be removed. The new material needs to be attractive while ensuring the preservation of the building.
  
3. Thank you for the opportunity to take part in the conversation about the Town Hall and its preservation.

Pam Shoemaker and Kit Carpenter  
for the Gill Historical Commission

**Town Hall Roof**



6/8/2012

	Asphalt Shingles	Metal	Slate
Shingle replacement (1)	20,000		
Metal Roof (3)		35,000	
Slate (6)			50,000
Struct. Engin (7)			3,500
Plywood (2)	6,500	6,500	??
Cupola - copper (5) EPDM	11,000	11,000	11,000
Cupola paint & repairs (8)	10,000	10,000	10,000
Architect Specs, Bidding, Legal	4,000	4,000	4,000
<b>Subtotal</b>	<b>51,500</b>	<b>66,500</b>	<b>78,500</b>
10% contingency	5,150	6,650	7,850
<b>Total</b>	<b>56,650</b>	<b>73,150</b>	<b>86,350</b>

*Handwritten notes: 6,500 (circled) with arrow pointing to Metal column; +4500 (circled) with arrow pointing to 10% contingency row.*

**Scenario A: 3-year borrowing; find \$ within levy limit; repay in FY14, 15, 16 (2/3 TM vote, no ballot vote)**

Yearly Principal (Total from top section)	18,883	24,383	28,783
First Year Interest @ 2%	378	488	576
Annual Amount \$	\$ 19,261	\$ 24,871	\$ 29,359

**Scenario B: 1-year capital exclusion taxed in FY13 (majority TM vote, majority ballot vote)**

Amount (from top section)	56,650	73,150	86,350
Estimated 1-yr Tax Rate Impact	0.37	0.48	0.57
Extra Taxes on Avg \$211,000 home	\$ 78.69	\$ 101.61	\$ 119.94

**Scenario C: 3-year debt exclusion with borrowing; repay in FY14, 15, 16 (2/3 TM vote, majority ballot vote)**

Amount (from Scenario A)	19,261	24,871	29,359
Estimated first year Tax Rate Impact	0.13	0.16	0.19
Extra Taxes on Avg \$211,000 home	\$ 26.75	\$ 34.55	\$ 40.78

*Handwritten note: 24,871 and 34.55 circled.*

**Scenario D: 5-year debt exclusion with borrowing; repay in FY14-18 (2/3 TM vote, majority ballot vote)**

Yearly Principal (Total from top section)	11,330	14,630	17,270
First Year Interest @ 3% (estimated)	340	439	518
Annual Amount	11,670	15,069	17,788
Estimated first year Tax Rate Impact	0.08	0.10	0.12
Extra Taxes on Avg \$211,000 home	\$ 16.21	\$ 20.93	\$ 24.71

Police Cruiser w/ computer

\$ 33,000

6/8/2012

**Scenario A: 3-year borrowing; find \$ within levy limit; repay in FY14, 15, 16 (2/3 TM vote, no ballot vote)**

Yearly Principal (Total from top section)	11,000
First Year Interest @ 2%	220
Annual Amount	11,220

**Scenario B: 1-year capital exclusion taxed in FY13 (majority TM vote, majority ballot vote)**

Amount (from top section)	33,000
Estimated 1-yr Tax Rate Impact	0.22
Extra Taxes on Avg \$211,000 home	\$ 45.84

**Scenario C: 3-year debt exclusion with borrowing; repay in FY14, 15, 16 (2/3 TM vote, majority ballot vote)**

Amount (from Scenario A)	11,220
Estimated first year Tax Rate Impact	0.07
Extra Taxes on Avg \$211,000 home	\$ 15.58