



Town of Hopkinton, NH

Office of the Select Board

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Nonpublic Session Minutes Board of Selectmen

Date: August 13, 2012 Session I

Members Present: Jim O'Brien, Chair
Tom Congoran
Denis Goddard (arriving at 5:20)
George Langwasser

Staff Present: Neal Cass, Town Administrator

Others Present: Don Penland, Claims Representative LGC
Tom Dunn, Coverage Administrator

Motion to enter Nonpublic Session made by Selectman Langwasser, seconded by Selectman Congoran.

Specific Statutory Reason cited as foundation for the nonpublic session:

*RSA 91-A:3, II(c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, **other than a member of this board**, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.*

Roll Call vote to enter nonpublic session:	Jim O'Brien	Yes
	Tom Congoran	Yes
	Denis Goddard	Not present at time of vote
	George Langwasser	Yes

Entered nonpublic session at 5:02 p.m.

Description of matters discussed: Don Penland reviewed the background of how LGC has determined the replacement value on the highway garage building after the fire. They has an adjuster go to the site, then and independent contractor created numbers as to what it would cost to rebuild the building exactly the way it was. Penland said that he was not surprised that the number came in lower than the American Appraisal number adding that he thinks that the American Appraisal number is too high. He continued that LGC has gone back to the appraisal company that they hire and questioned the difference in numbers. Penland explained how a risk pool determines rates. Selectman Congoran questioned why we have been paying an inflated premium

over the past 7 years. Penland stated that he thinks possibly all towns are over-appraised. He said they are reviewing how appraisals are done. Penland said that the contractor guarantees the given price to build and if the Town can show that it is the wrong number, LGC will change it. Penland and Dunn left at 5:53.

The Board reviewed where things stand now and decided to:

1. Have Town Counsel work on the “in-kind” language.
2. Contact an independent adjuster to help determine what it truly will cost to rebuild this building to today’s standards.

Note: Under RSA 91-A:3, III. *Minutes of proceedings in nonpublic sessions shall be kept and the record of all actions shall be promptly made available for public inspection, except as provided in this section. Minutes and decisions reached in nonpublic session shall be publicly disclosed within 72 hours of the meeting, unless, by recorded vote of 2/3 of the members present, it is determined that divulgence of the information likely would affect adversely the reputation of any person other than a member of this board, or render the proposed action of the board ineffective, or pertain to terrorism. In the event of such circumstances, information may be withheld until, in the opinion of a majority of members, the aforesaid circumstances no longer apply.*

Motion made to seal these minutes? If so, motion made by Selectman Congoran, seconded by Selectman Langwasser, to seal for 60 days because it is determined that divulgence of this information likely would render a proposed action ineffective

Roll Call Vote to seal minutes:	Jim O’Brien	Yes
	George Langwasser	Yes
	Tom Congoran	Yes
	Denis Goddard	Yes

Motion: PASSED

Motion to leave nonpublic session and return to public session by Selectman Congoran, seconded by Selectman Langwasser.

Motion: PASSED

Public session reconvened at 6:04 p.m..

These minutes recorded by: Neal A. Cass