

**MEETING OF THE BARRINGTON BOARD OF SELECTMEN**  
**June 15, 2013 – 8:00 AM**  
**TOWN OFFICES, 333 CALEF HIGHWAY, BARRINGTON, NH**

Present were Selectman Malloy, Selectman Gaudiello, Chairman Clark, Selectman Bussiere, Selectman Hatch, Recreation Commission Chairman Lisa Allis, Library Board of Trustee President Ron St. Jean, Treasurer Peter Royce, Advisory Budget Committee Chairman Bob Ditursi, Library Trustee Fran Ditursi, Advisory Budget Committee member George Schmalz, Meri Schmalz, and Town Administrator Scruton.

**Signatures:**

Board signed appointment sheet for Dave Vincent, abatement for 17-34R and 207-24, the payroll manifest for June 2 and June 9, 2013 and the payment manifests for June 6 and June 13, 2013.

**Old Town Hall:**

Mike Clark reviewed the problems with the current building that would need to be addressed and the expense of renovation. Twice the Town has defeated attempts to renovate it. It was also observed that the current building, while it is 18,000 square feet, has only about 12,000 square feet available for offices and meeting rooms after taking out support space, stairs, needs for ADA changes, etc.

The latest estimate to fix the building right that was defeated was \$2.3 million. If a new building were built it could likely be done in the range of \$200 a square foot, but could be smaller in total square footage given efficiencies in design. A 13,000 square foot new building could be in the range of \$2.6 million assuming construction costs do not rise too rapidly. The new design would have greater flexibility, efficiency.

Selectman Malloy noted there is a clear perception with the public that it is a sick building and he feels it will be difficult to overcome that.

Lisa Allis observed mold clearly bothers some people more than others. She also felt many in the public did not realize the town is in rented space.

Ron St. Jean hates to see an old building torn down, but did not see the voters spending money on the old Town Hall, especially given greater efficiencies that could be gained in a new building.

Chairman Clark was concerned with the stigma on the building.

Selectman Gaudiello noted the reduction from \$3.7 million to \$2.3 million was increasing the risk the renovation might not fully solve the problem.

Chairman Clark summarized the issues:

1. Stigma
2. Questionable solution for cure
3. Current inefficiency including ADA issues
4. Voters have twice rejected renovation
5. Old use

Selectman Malloy discussed possible selling of the building and noted the buyer would need to spend the money and the town would be losing the value of the land.

Selectman Gaudiello suggested putting out a proposal on reuse.

Selectman Malloy did not want to put the town into a position where it would have to buy land to relocate when there is a site currently owned.

The Board was in agreement on the need to engage the public in discussion of any proposal for new construction. Selectman Gaudiello noted the key issues would be what to build and where.

**Selectman Bussiere moved, Selectman Malloy seconded to focus on new construction and move away from any proposal to rehabilitate the Old Town Hall.**

Lisa Allis indicated support. Ron St. Jean indicated his support would only come if the library needs were not abandoned in this discussion.

Selectman Bussiere indicated this did not mean there would not be discussion on the future of the library and the recreation needs, just not doing both at once.

Selectman Gaudiello noted it is important that the group look at all the needs and address them as one goes forward. She also noted that meeting the needs in two phases would cost more than doing everything at once.

Selectman Bussiere mentioned the need for the library to do fund raising. Selectman Gaudiello noted the need for a location and plan in order to proceed with that.

Selectman Gaudiello noted costs could go up \$500,000 in the couple of years it took to raise \$500,000.

Town Administrator Scruton brought up the idea of building the Town Hall with a shell for the library for which fund raising could be done to finish the inside.

Ron St. Jean was concerned that could leave an empty building for a long time.

Selectman Malloy who has been a professional fund raiser and continues to do some noted problems with that approach. He also noted it would be difficult to raise funds just to reduce the

size of the bond. He suggests the need for a professional fund raising feasibility study and specifics on what the money would be used to pay.

**Vote on motion for new rather than renovation: Unanimous: Gaudiello-aye, Malloy-aye, Bussiere-aye, Hatch-aye and Clark-aye.**

Selectman Hatch said her vote was reluctant because of sentimental attachment to the building and because she was reluctant to spend \$5,000,000 for the total of Town Offices and library.

Chairman Clark asked Ron St. Jean if the library would refuse to support any solution that did not include the library at the same time.

Ron St. Jean replied there would be a lack of enthusiasm on behalf of library supporters if the library were left for some distant or indefinite time in the future. He also brought up the issue of location.

Town Administrator John Scruton suggested two bond articles for 2014. One bond for the core structure of the Town Offices, SAU and meeting space, and a second bond for the library addition with the second bond conditional upon the first since some of the core would be in the first bond. The renovation of Recreation space would also be in the second bond since it could not occur until the library moves out of its current location.

There was some discussion of the need for recreation to have some office space in the first bond in case the second did not pass.

Selectman Gaudiello asked about letting the library proceed without the Town Hall. Town Administrator Scruton noted the reason it would be dependent is because the meeting space and utilities would be part of the first bond and the second would not be stand-alone project.

Selectman Hatch was concerned about the total estimated cost of \$5,000,000 for both bonds.

Town Administrator Scruton noted these are only rough numbers. He also observed one mistake that is sometimes made is to build barely big enough for current needs and then find in 5-10 years the community has outgrown the space and needs to build again.

Selectman Bussiere and Town Administrator Scruton noted the value of a design-build project. Selectman Scruton suggested a two story office building with the provision for a one story wing for the library in the design.

Ron St. Jean asked if the Board of Selectmen would recommend the library bond. Mike polled the members on the question in general of support for a two bond proposal with the library/recreation bond dependent upon passage of the core Town Office/SAU. All five selectmen indicate support with the information they had at this time.

Chairman Clark asked if the Library would support a campaign to raise funds.

Selectman Gaudiello noted there are a lot of details, noting it would be hard to raise money to reduce a bond as opposed for technology or items in the library.

Town Administrator Scruton noted the need to include the money to renovate the space the Library would be moving out of for the Recreation Department in the library portion of the bond. He also noted the split between the two is only a general estimate and the division could easily change. He noted again the need to 'right-size' the building.

Selectman Bussiere discussed getting firm numbers on the cost to demolish the old building.

It was mentioned there might be a possibility of using the demolition material for fill on-site.

**Selectman Bussiere moved and Selectman Malloy seconded to engage the public on building new and using a two-warrant article with the library/recreation dependent on the Town Office/SAU/Meeting room core. Unanimous: Gaudiello-aye, Malloy-aye, Bussiere-aye, Hatch-aye and Clark-aye.**

Selectman Bussiere noted a \$5.5 million project would cost a homeowner with a \$250,000 home about \$130 a year for 15 years.

**Selectman Bussiere moved, Selectman Malloy seconded to request the Town Administrator obtain at least three quotes for the cost to demolish the old Town Hall with the town retaining the cupola and some bricks. Unanimous: Gaudiello-aye, Malloy-aye, Bussiere-aye, Hatch-aye and Clark-aye.**

Meri Schmalz noted she felt this was the right direction to go and there would be a lot of support.

Advisory Budget Committee member George Schmalz agreed with the proposal to build new and the two bond concept as well as retaining the cupola for some future use.

Advisory Budget Committee Chairman Bob Ditursi noted the importance of engaging the public and the need to obtain a higher turnout with broader participation.

Treasurer Peter Royce supported the two bond plan and demolition of the old building. He noted the need for a lot of time spent engaging the public. He also suggested a meeting with the Svensons to settle the issue of whether locating this building in the Village District to seed commercial development there made sense.

Chairman Clark agreed that we needed to know and asked that the idea be pursued. The Town Administrator noted we could have our Civil Engineering firm review the feasibility and cost of any proposed donation. He also requested any offer be firm and in writing.

Lisa Allis indicate she was supportive from the standpoint of Recreation needs if the Department received the current Library space and it was properly renovated. The department needs office space and space for the discovery program.

### **Planning Board:**

The Selectmen discussed the two vacancies for the Planning Board and requested that Joshua Bouchard attend the next Board of Selectmen meeting June 24 as he was unknown to the Board. The Board felt it knew the remaining candidates sufficiently to make a decision without requesting an interview.

The Board also discussed the Planning Board plan to do visioning on the Master Plan and discussed a process for engaging the public on the old Town Hall.

Additional Meeting:

Board of Selectmen asked to schedule a meeting for July 1, 2013.

Meeting adjourned at 10:20 AM.

Submitted by John Scruton, Town Administrator