

SELECTMEN'S WORKSHOP
AUGUST 12, 2013

The Selectmen's workshop for Monday, August 12, 2013 started at 6:30 p.m. Present were Selectman Bussiere, Selectman Gaudiello, Selectman Hatch, Selectman Malloy, Chairman Clark, Administrator Scruton and Clerk McNeil.

Chairman Clark welcomed everyone and led in the Pledge of Allegiance.

PUBLIC COMMENTS - Bob Ott asked about the proposed warrant article including the library and the town hall and thought they should be separate. He felt if they are together it is a good chance that it won't pass. Ken Grant questioned the number of visits at the library and asked who defines a visit to the library. The warrant articles should be separate and the Board has a fiduciary responsibility to the taxpayers for that choice. The town needs a town hall but the library is not a critical need. He watched channel 26 and the library seems like more of a performing arts center than a library. Library Trustee, Ron St. Jean stated that the nature of libraries is changing with the times. Library Trustee, Fran DiTursi disagreed with Mr. Grant's vision of the library. How could you object to this vision and a new look for Barrington with a town center. Who would quibble about something that is this opportune? Bob Ott noted that it is a question of what we can afford. Charter Weeks thanked the Board for having this meeting and felt that we need to look down the road at a community center. The economic opportunities will flow from this and be of financial benefit to the town. Joyce Cappiello stated that the Swenson property opens up possibilities. Barbara Totherow said we all don't want to pay taxes, but this is a huge opportunity with low interest rates and a good time to move forward. What is in the future is more important. Dave Jones said that he has two children and supports a town center and it might bring economic benefit. Jeff Scott believes we need a town hall not a library. He further stated that his mission to see that we don't get a new library. Mrs. Totherow noted that it would cost a lot less now than in the future. This is the time and it is an amazing opportunity. George Schmalz stated that it is the time, rates are low and the opportunity is now. Ken Grant stated that government is not the best at starting business and noted Detroit. Denise Hart spoke in favor of the town center and the town has already spent money for this vision. A plan was already been laid out in front of the citizens. She asked if there was any documentation for the use of the town office. The library numbers are amazing for the population. The town should co-locate a town library with town offices and share building costs. Diane St. Jean asked for a figure as to

how this impacts the tax rate for both buildings. Administrator Scruton stated that bonding \$5,000,000 for 15 years would be approximately .48 on the tax rate and for 20 years .39. Public comment section closed at 7:03 p.m.

Chairman Clark noted that the Board wanted a consensus to get to the next step. It worked up until last week when a group did not go along with the prior consensus. He is concerned that a 60% vote cannot be obtained. Administrator Scruton presented another proposal for a warrant article for location only "The Board agrees to present a warrant article to the voters to bond up to \$500,000 to acquire and develop a site for a future municipal building and or library property on tax maps 235-1, 239-2 and adjacent parcels as needed, including engineering and building improvements on approximately 450 feet of road across parts of property tax maps 235-1 and 239-2, improving Route 9 as required by NHDOT, and adjacent to the parking area of the Christmas Dove of approximately 5 acres including subdivision, permitting and engineering costs. The Board would proceed with going forward with the article only upon a signed Purchase and Sales agreement conditional upon the passage of the article with the current owners executed before December 1, 2013. The article would authorize the Selectmen to issue, negotiate, sell and deliver said bonds and notes and to determine the rate of interest thereon and the maturity and other terms thereof. The decision as to whether the Board of Selectmen will recommend this or not will occur after hearing from the Advisory Budget Committee and consideration of the entire budget and other warrant articles." Are 60% of the voters willing to put up the money for that location? Selectman Bussiere stated that the voters turned down the Calef property by the post office at least once maybe twice. He feels that commerce should be done by private individuals and the town should use the assets that they own. He doesn't support this article. Selectman Gaudiello stated that this article alone will give us more time to work with the town's people on concept and design. Selectman Hatch stated that she could support this article, but caution that this is over and above the cost of a building. Selectman Malloy would like to see what the town says through the vote and this would buy us some time to best utilize town resources. Chairman Clark felt that this has merit and is one way of driving stakes into the ground. This is the only way we are going to progress. Selectman Gaudiello moved to support Administrator Scruton's proposed article, seconded by Selectman Hatch for discussion. Selectman Gaudiello questioned a bond article vs. a general warrant article to raise this money. Selectman Bussiere stated that he can't support this and he does not like being bullied. He felt nothing should be done to the property until a facility is approved by the town. Administrator Scruton stated that the town could proceed with subdivision and engineering to get ready for the next step. Tonight we need to agree to a concept as to what is being put on the warrant.

Selectman Hatch doesn't think we are making one bit of headway. This is more about the vision of the community center. Administrator Scruton stated that the location question needs to be resolved first. If this article fails the board intends to build at the old town office site. By consensus, the Board authorized Administrator Scruton to meet with the owners of the property and come up with a purchase and sale along with a timeline to bring to the Board. Selectman Gaudiello and Selectman Hatch withdrew their motion and second. Selectman Gaudiello also felt that there is another opportunity to hear from the residents with the updating the Master Plan and community meetings. This will start in September or October.

STAFF REPORTS

Administrator Scruton

1. Administrator Scruton noted a letter from Attorney Phoenix regarding an agreement between the town, Redemption Road LLC and Wells Fargo Bank regarding the mortgage company's interest. Selectman Gaudiello moved to authorize Administrator Scruton to sign the agreement, seconded by Selectman Hatch. It was unanimously voted in the affirmative.

Clark McNeil

1. Clerk McNeil requested signatures on vendor manifest dated 08/08/2013, payroll manifest dated 08/04/2013 and MS-1 Extension.

Selectman Hatch stated that there are a number of factors that drove the Board to make the decision of tearing down the old town office building not just because of mold. Administrator Scruton stated - ADA compliance, the energy factor, fixed walls, and a lot of wasted space. Building new made better sense.

The meeting adjourned at 7:50 p.m.