

SELECTMEN'S MINUTES THURSDAY, JANUARY 14, 2016

The Selectmen's meeting for Thursday, January 14, 2016 started at 6:30 p.m. Present were Selectman Bussiere, Selectman Gaudiello, Selectman Hatch, Selectman O'Brien, Chairman Clark, Administrator Scruton and Clerk Janelle.

Chairman Clark welcomed everyone and led in Pledge of Allegiance.

Public Hearing - Bond

Bid opening revealed the two lowest bids. When adjusted for other costs (alternates added and subtracted) the total would be \$2,991,662 - Careno and \$3,035,030 - MCCI. Selectman Bussiere suggested the bond should be set at \$2.9 million. This amount would not only include the bids, but the total project costs. The bids without alternates were: MCCI \$2,893,000 and Careno \$2,859,000. A question was asked whether the sub-contractor for HVAC meets the specifications, and Administrator Scruton replied that no information was available as of yet but the architect is checking the qualifications. Selectman Hatch asked if a Clerk of the Works was necessary for this size project. Selectmen O'Brien and Bussiere agreed that with a competent contractor, it would not be necessary. Selectman Gaudiello stated that she was not quite ready to make that determination. Administrator Scruton suggested these numbers would work and that he would rather cut on furniture rather than a Clerk of the Works.

Public Comment:

- Paul Mausteller asked if anyone had looked into phone system prices and if system including security and AV would come from BayRing. Selectman O'Brien stated all would be wired in.
- Joseph Marquette asked if we would use a Clerk of the Works from town and if it would be possible to proceed if there were not a formal Clerk. Justin Purpora suggested we use what we have and no out-sourcing should be necessary.
- Chris Vachon questioned the feasibility of having this discussion now when people haven't yet voted on the bond. He stated that the number has escalated from the last time the town voted it down. He suggested a lack of confidence of the town in leadership and questioned the need for a \$3 million bond.
- Andy Knapp suggested that with an interest rate of 4%, interest would be in excess of \$100,000 a year, \$16,000 a month. He suggested with those numbers, the town should continue to rent until we had a more structured plan. Administrator Scruton stated the interest rate for more recent municipal bond sale was 3.15% and payments would decrease with time. This information was gathered at the end of December. Mr. Knapp stated his concern that rates would rise. He asked the life expectancy of the building. Administrator Scruton stated 40 years.
- Mr. Mausteller asked about a generator. Selectman Gaudiello stated no generator is included in the cost, but electrical hook-up for one is included.

Selectman Bussiere moved to recommend a Warrant Article for \$2.9 million. Selectman Hatch seconded. Selectman Bussiere – aye, Selectman Gaudiello – aye, Selectman Hatch – aye, Selectman Clark – aye, Selectman O'Brien – nay.

(Selectman O'Brien explained his apprehension is due to the fact that there is such a mess right now with the demo and the budget for the school will be very high. People are not going to want to vote for this amount. Selectman Bussiere asked if he thought it would make more sense to wait until later when interest rates and construction costs will most likely increase. He suggested it would be more practical to go ahead now.)

- Joseph Marquette asked when a decision will be made on the contractor for the new town hall and was told January 25th.
- Dan Ayer suggested contractors be informed as soon as possible because they would need to plan and it would be difficult for workers and the company if they don't know if they are awarded the bid.
- Mr. Knapp suggested banking the money and wait until we had a more solid decision. Administrator Scruton said it would be best to spend money on a building we own rather than continue to rent.
- Mr. Vachon suggested people in town would probably be more willing to vote for a lower priced town hall. They should be given something more reasonable to vote for.

Demolition Debris Disposal Discussion:

Administrator Scruton stated that we obtained three quotes for removal of asbestos-contaminated concrete from the demolition of the old town hall. One from EnviroVantage was only for digging and loading of material hauling and other overages would be paid by the town. Administrator Scruton's recommendation is that we go with either of the other two quotes – Spear's or S & R – at the set price of \$144,000. This is the amount that would be needed to complete the project, with the additional \$35,000 change order from S&R for work already done yet to be negotiated. Selectman O'Brien suggested we seek additional bids. He asked if the original \$77 thousand agreement covered all 850 tons of concrete. He suggested there appears to be a duplication of work in two bids relative to the disposal of concrete block and the number should be considerably lower if so.

Site is now stable and the asbestos is contained. One option is to wait until spring when ice from misting of the debris will not be an issue, but, there will be difficulty in getting trucks later, when it gets warmer and the construction season has begun.

Selectman O'Brien moved to accept Spears contract to totally clean site for/not to exceed \$144,000. Selectman Bussiere seconded. It was unanimously voted in the affirmative.

Public Hearing on Budget

Administrator Scruton stated that the budget needs to reflect the increase of \$144,000 in Executive – Building Demolition line. We offset this cost by decreasing Building Design line and use Fund Balance to offset the tax rate.

Rick Walker asked if the amount for Spears goes into the Default Budget or the Proposed Budget. In the event of the Default Budget, where will the \$144,000 come from? Voters need to know now, not after the budget is done, that if the Default Budget passes, this money will have to be taken from other areas in the budget.

Selectman Gaudiello suggested putting additional \$50,000 in emergency reserve to be funded by fund balance rather than taxation.

Administrator Scruton proposed three changes to offset costs – increase Demolition line to \$165,000 (extra \$20,000 for inspection and testing), Decrease Building Design line to \$1, and use \$100,000 of fund balance to offset taxes showing on revenue page. Selectman Bussiere moved to accept these changes. Selectman O'Brien seconded. It was unanimously voted in the affirmative.

Public Hearing on Warrant Articles

Does the Board have a preference for the order that Warrant Articles are listed? No preference was stated. Zoning, Bond, Operating Budget, then everything else.

Board will meet to sign warrants on Thursday, January 21st at noon. Selectmen Hatch, O'Brien and Bussiere will meet at that time.

Steve Saunders questioned why collective bargaining for the Police needed to be a warrant article. It was explained by Administrator Scruton that Barrington does not want to continue to be a "training ground" for police officers who then move to other towns. To help address that problem, a two year contract was negotiated. A multi-year contract requires an Article for the town to vote on that.

Health Insurance Agreement

Selectman Gaudiello made the following motion and Selectman Hatch seconded the motion: To approve that the town participate as a member of Health Trust for the provision of group medical and/or other benefit plans in accordance with the "Application and Membership Agreement" and NH RSA 5-B, and to authorize and direct Town Administrator John Scruton to execute and deliver to HealthTrust on behalf of the Town of Barrington, the "Application and Membership Agreement" in substantially the form presented. It was unanimously voted in the affirmative.

Selectman Gaudiello moved to adjourn. Selectman O' Brien seconded. Meeting adjourned at 8:45 pm.