

**Enfield Board of Selectmen
Enfield, New Hampshire**

PUBLIC HEARING MINUTES of February 21, 2007

Location: Whitney Hall Auditorium

Time: 6:30 PM

Board of Selectmen: Nancy Scovner, Chairman; Curtis Payne; Dominic Albanese

Library Trustees: Bart Thurber, Judy Kmon

Administrative Staff: Steven Schneider, Town Manager; Marjorie Carr, Library Director; Alisa D. Bonnette, Recording Secretary; Dan Kiley, Town Facility Committee; Ken Daniels, Director of Public Works

Others: Paul Mirski, Rebecca & David Stewart, Earl & Barbara Brady, Bob Cusick, Meredith & Doug Smith, Shirley Green, Mike Dudley, Bob Pollard, Wayne Claflin, Nancy Smith, Katherine Plumley, Sandra Akacem, Kurt Gotthardt, Phil Cronenwett, Joe Mandell, Tim Lenihan, Joe Cote-Connecticut Valley Spectator, Becky Powell, Gail Malz and other members of the public.

Public Hearing ~ Bond or Note over \$100,000

Mrs. Scovner called hearing to order at 6:30 pm. The purpose of this hearing is to discuss a proposed bond or note over \$100,000 for an addition to and renovation of Whitney Hall. Mrs. Scovner set ground rules for the hearing: to allow the completion of the presentation before asking questions, when allowed to speak each individual should state their name, and comments are to be germane to the Whitney Hall addition and renovation.

Several handouts were provided to the public:

1. Air quality report for Whitney Hall;
2. Structural analysis of the building;
3. Copy of the PowerPoint presentation; and
4. Cost breakout sheet

Copies of these handouts are attached.

Steve Schneider presented the PowerPoint slides.

Article 11: (Passage of this article shall override the 10 percent limitation imposed on this appropriation due to the non-recommendation of the Budget Committee.) To see if the Town will vote to raise and appropriate the sum of three million eight hundred thirty-four thousand dollars (\$3,834,000) (gross budget) for construction and original equipping of an addition to the Whitney Hall building and the renovation of the existing Whitney Hall building; to authorize the issuance of not more than \$2,000,000 of bonds or notes in accordance with the provision of the Municipal Finance Act (RSA 33) and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine

the rate of interest thereon; to authorize the withdrawal of \$77,584 from the Municipal Building Capital Reserve Fund created for this purpose; to authorize the withdrawal of \$40,246 from the Whitney Hall Renovation Capital Reserve Fund created for this purpose; and to authorize the use of \$282,170 of the December 31, 2006 fund balance. The remaining \$1,434,000 will be raised through fundraising, donations and any grants that may become available, and not through taxation. The authority to issue the bond shall be contingent upon raising \$1,000,000 of the funds raised through fundraising, donations and any grants that may become available within 12 months of the adoption of this article. (This article has no impact on the proposed 2007 Tax Rate.)

Special Warrant Article**2/3 Paper Ballot Vote Required****The Board of Selectmen recommends this article.****The Budget Committee does not recommend this article.**

The State requires gross budgeting. The total cost of the project will be \$3.834 million. The Selectmen are asking Town Meeting for authorization to issue \$2 million in borrowing. \$77,584 will come from the Municipal Building Capital Reserve Fund, \$40,246 from the Whitney Hall Renovation Capital Reserve Fund, \$282,170 from the 2006 fund balance and the remaining from fundraising efforts. This issuance of the bond will be contingent upon raising \$1 million through fundraising within 12 months of the passage of this article. If \$1 million of the \$1.434 million is raised within 12 months the borrowing for \$2 million will be issued, use of the other funds will kick in, and the project will begin.

Mr. Schneider presented the Project Principles. These principles have driven the output from the Town Facility Committee and the design.

Design changes were made following the October 2006 Public Informational Hearing. The design now being presented is approximately 8,300 sq. ft. vs. approximately 12,000 sq. ft. The difference is in the connector piece and resizing of the addition. The Town Offices are now proposed on the first floor of the new addition and the Library will occupy the full second floor. The auditorium will remain at its current size and layout, and the balcony will be reclaimed for audience seating.

Site layout hasn't changed except for the scaled back size of the addition. The site development is not encroaching on sewer lines and is within setbacks.

The Building layout was described. The Main Street side of the existing space will become storage. The Town Clerk/Tax Collector and Assessor's offices with the main foot traffic will be located near the entrance with the other offices in the area closer to the river. The Finance office is a good size, but has room for more than one employee. The layout is not final, but demonstrates that we can fit in the space. There is room to grow. The stairs and elevator remain in their current location. The layout of the Library simply illustrates that what they need would fit. The addition doubles the space. The auditorium and balcony will receive minor renovations including new windows, refinished floor and paint. The real work to the third floor will be done to the balcony that will become usable as audience space. The cupola will be reclaimed and potentially there will be no power lines in front of the building.

Front and rear views were presented. Some of the flair of the original design is gone.

Project Costs were discussed. The total project cost includes an 8% inflation factor for the 12-month period. The project won't start until \$1 million of the \$1.434 million in fundraising is realized in cash or legal commitments.

Project costs in a nutshell: The project cost is \$3.5 million, plus an 8% inflation factor for a total project cost of \$3.834 million. \$50,000 is set aside for land purchase; it is hoped that this won't be necessary. The additional land required is located behind the telephone company building. The phone company has indicated that the space is not necessary for their purposes. Mr. Schneider proceeded to explain the other costs associated with the project, including soft costs, construction, and furniture, fixtures & equipment. This last figure includes moving the Library twice, once to the new addition, then back to the renovated portion.

Construction costs were broken out for this 10-month project. Mechanical and electrical include new heating systems, wiring and insulation. Also included in construction costs is a fee for the construction manager that is a percentage of the total construction cost.

A pie chart illustrated the construction costs for the existing building (\$1,097,050) and the addition (\$1,686,550). Both numbers are significant.

Financing was discussed. Mr. Schneider has contacted three lenders for estimates on borrowing costs: NH Bond Bank and two local lenders. There's a range of options and costs, though this is something that can be negotiated up to the end. In terms of the ability to borrow, the Town is in good shape.

The impact of financing on the Town was reviewed. RSA 33:4-a limits the borrowing capacity of municipalities. The Town is within the approved range. Current outstanding debt includes the Public Works Facility (\$500,000) to be paid off in 5 years, Sewer bond (\$129,629) to be paid off in 10 years and Water SRF (\$227,312) to be paid off in 15 years.

The funds from the Municipal Building and Whitney Hall Renovation can be used as the project meets the intent of those funds.

According to the State Dept. of Revenue Administration (DRA), the Town has \$1.08 million in unreserved fund balance. DRA recommends that communities of Enfield's size have between \$500,000 and \$1 million. Use of \$282,170 meets DRA's recommendations and leaves sufficient funds in the unreserved fund balance for emergencies. For example, the Town used \$60,000 from the unreserved fund balance for the Oak Grove repairs.

The Financing impact on the taxpayers was reviewed. The proposed estimated Town tax rate in 2007 is \$6.69, 5 cents over the current rate of \$6.64. With borrowing the rate will increase by 42 cents to \$7.11. This would add approximately \$84 dollars per year to the tax bill for a property assessed at \$200,000, or about \$7.00 per month.

The Next Steps are Town Meeting vote on March 17, 2007, fundraising begins immediately upon approval, then when \$1 million is raised borrowing is secured, construction documents are prepared and bids are publicly advertised and awarded.

The project is expected to take 10 months from the first shovel in the ground to completion.

Bart Thurber, Chairman of the Library Trustees, informed the audience that the by the Trustees put together the brochure they found on their chairs when they arrived. The brochure was prepared on behalf of the Facility Committee. It summarizes the existing conditions and the goals the Committee tried to address. There are a lot of options and they looked at as many as they could. Whitney Hall is a problem in the scale of \$1.1 million. The Committee even discussed demolition of the building. Further information can be found on the Town's website at www.enfield.nh.us.

The Committee looked at the pros and cons of various alternatives. He would now like to concentrate on the merits and limitations of this particular project – renovation and new Town Office and Library space. A copy of a letter submitted to the Connecticut Valley Spectator was also provided.

The anticipated impact is \$84 on a \$200,000 property, averaging \$7 per month. The idea here is to congregate three problems facing the Town. This solution combines the operational expense, common space and infrastructure.

How do we pay for this? A capital campaign is a key source of funding. They tried to address concerns people might have if the \$1.434 in fundraising is not realized. To address this, the onus has been placed on the fundraising, which must be substantially completed before any public funds are expended.

Phil Cronenwett spoke about the planned fundraising efforts. Mr. Cronenwett, Mark Johnson and Jennifer Seiler-Clough have volunteered to solicit funds. A committee of concerned and involved citizens will be organized. They will take the lead to solicit from governmental, individual and other sources. The goal is to raise all that is needed for the Library portion of the project. Fundraising will begin as soon as Article 11 passes.

Other worthy capital campaigns are going on now. Why does this group think they'll succeed? There are a variety of sources, many specific to libraries. The three of them, Mr. Cronenwett, Mr. Johnson and Ms. Seiler-Clough have between them several decades of professional fundraising experience, including experience in fundraising for small public libraries.

They must raise \$1 million within 12 months of approval of Article 11. This is a safeguard for the taxpayers and a challenge for the fundraising group. Why are they waiting until Town Meeting to raise funds? It is impossible to get people to donate if they don't know the project will be approved. They are laying the groundwork now. Mr. Cronenwett is happy to answer any fundraising questions the audience might have.

Joe Mandell asked if there is any chance the entire cost of the renovation could be donated? How much harder is it to raise \$3.5 million? Mr. Cronenwett replied that many sources will give to libraries, but won't give to Town Offices.

Mr. Mandell asked if, when they get to \$1.434 million would they stop? Mr. Cronenwett explained that their mission from the Board of Selectmen and Library Trustees is to raise the \$1.4 million.

Dominic Albanese asked if they see an opportunity for historic preservation grant sources will they look at that? Mr. Cronenwett stated that they wouldn't ignore opportunities.

Mr. Mandell stated that the first and second concept for doing this building included work on the auditorium, which is now basically being left alone. Mr. Schneider and Mr. Payne replied that is true. The plans no longer include moving the elevator and the bridge area is no longer there.

David Stewart asked if the Town Offices were divided out, how much would the Town commit to this building alone? Mr. Cronenwett explained that they have to fully budget. If we talk about moving the Town Offices to 78 Main Street we would have to reconsider how this got done. The Town has to vote yet on this project in order for the proposed fundraising to begin.

Mr. Stewart asked what the Town would have to commit. Mr. Thurber replied that there is nothing that links the Library to this building. Discussion ensued regarding the possible relocation of the Library if the Town Offices commit to moving elsewhere. Mr. Stewart stated the Town has a wonderful building for the Library, who do they have to move?

Katie Plumley stated that the stage is mostly useless now with the elevator installed. Mr. Thurber explained that the project was scaled back. The elevator encroachment is primarily the hallway. He suggested maybe moving the stage forward, though this would reduce the audience space.

Mr. Albanese said that if there are changes to the project funding by fundraising may be able to cover those additional costs.

Wayne Claflin inquired about the air quality report. Mr. Schneider explained that they tested throughout the building and outside. The results indicate the presence of mold due to dampness, but not at a level that staff would have to move out immediately. Wayne Claflin explained, as an experienced painter, that nothing in paint (paint with mildew inhibitors) would solve a mildew problem. Mr. Schneider responded that the paint by itself won't correct the problem, but that there will also be site work to address the dampness issues.

Mr. Claflin explained that he works at Dartmouth and they have not found anything that works that is not environmentally hazardous. Mr. Schneider acknowledged that is a good point. The structural report is full of recommendations. Those are discussions we'll have, are mold inhibitor paints more trouble.

Katherine Plumley referred to the air quality/sickness issue in a municipal building in Brattleboro VT that has recently been on the news. Have the ramifications been considered of having employees in those kinds of conditions?

Mr. Schneider stated that the problem is that it's wet downstairs. 2006 was the wettest on record. Part of the problems experienced in 2006 were nature, part is that this is a 100-year-old building. There are things that can be done to improve that.

Dan Kiley reiterated that the mold is not at an unhealthy level.

Bob Pollard expressed his belief that the Public Works, Water and Sewer loans will never be paid off. Mr. Schneider explained that is existing debt and will be paid off in 5, 10 & 15 years.

Mr. Pollard stated that the project was \$3.7 million and is now \$3.8 million, an increased cost to the taxpayers; he's on a fixed income.

Mr. Pollard announced that he's the Assistant Fire Chief and the town will need to look at a new complex in a few years. Ambulance calls are now often answered from Lebanon. Full time staff will be needed. Mr. Albanese replied that the elected Fire Chief, Chief of Police, head of the Ambulance Department and the Fire Wards tell the Board of Selectmen that they'll need a new facility in 5-10 years. If the Town decided to do it the Town has the capacity. Mr. Pollard stated that they're telling the Board of Selectmen, but not telling him.

Mr. Pollard asked, what if the Town gives this building to the Library? You don't tell a contractor you have \$1.4 million or the contract will price the project at \$1.41 million. Mr. Albanese replied that in order for the fundraising group to raise the money for the Library they need to have a commitment from the Town so they can go to foundations and say we're committed to this project.

Mr. Pollard stated that they're talking about renovating 78 Main Street for \$500,000. Mr. Albanese replied that the warrant article is for a greater amount than that. [Note: Petitioned warrant article, if approved, raises \$630,000 for the renovation of 78 Main Street.] Mr. Pollard countered that taxes are getting too high and people will have to move out of Town.

Mr. Thurber stated the median home price in Enfield is \$166,000. The \$84 annual cost is a worst-case scenario on \$200,000 home.

Mr. Pollard stated that there are people crying that they can't afford the taxes in this Town. Retired people will be gone, natives will be gone.

Becky Powell stated that the problem with fixed incomes is the property taxes and that's a State issue. Aren't some costs of the project, shared costs? There's talk about splitting, but you'd then no longer have the benefit of these shared costs. Mr. Thurber explained that is precisely the idea of consolidating some features, such as the elevator, mechanical systems, common spaces, etc.

Gail Malz requested clarification on the \$84 for a \$200,000 house; how many years is that? Mr. Schneider asked for information on 20-year and 30-year bonds or notes. The \$84 annually is based on 30 years. Gail Malz asked the impact on the tax rate by the Public Works Facility. She was told the information would be found and provided to her. [Note: The estimated tax impact of the Public Works Facility is 27.678 cents per \$1,000 valuation or \$55.36 for a \$200,000 property for principal and interest payments.]

Mr. Albanese said to Bob Pollard that he says emergency services need a safety complex. The Public Works loan will be paid off in 5 years and that could help pay for a facility if the Town decides to do one. Mr. Pollard understands it's not in the works for another 5 years. They need that coverage.

Mrs. Malz asked if taking the funds from the Capital Reserves would be depleting those funds. She was told that it would effectively clear those funds.

Paul Mirski indicated that he's in favor of the general concept of this project but has run the numbers on his own and can't see where the \$3.8 million is coming from. How do you reduce the scope of the project and have the costs increase? A third of the building is not being renovated (the auditorium). This problem needs to be solved. He does not want to spend money on this project without getting this problem fixed. It needs to be done somehow. We're raising money, will be increasing municipal spending and property taxes. You need to look at this plan and reduce this budget. He'd like to see the Library expand and see the Town Offices improved, but he has a problem with the budget. He does not think it's ready for prime time.

Mr. Albanese responded that at the first meeting in October the Committee provided the architects estimate. They since had Trumbull-Nelson confirm an estimate of \$4.56 million. They told us it would be more money. None of us were happy about it. We're stuck between what we want and what we can afford.

Mr. Payne pointed out that most people here think the auditorium space is important, but the people present seem to be in the minority. Others screamed about the cost.

Mr. Thurber stated that there is nothing that would preclude additional improvements at a later date.

Mr. Albanese offered to sit down with Mr. Mirski and go over the budget.

Mr. Mirski said that with regard to the idea that you can fix this later, you wouldn't find another place for stairs and the elevator.

Rebecca Stewart stated that this is a 20-year plan and will be paid off in 20-years, then we'll be looking for another solution. Verizon is being sold and can't enter into contractual commitments. There are also wetlands issues at this site. If you subtract the spaces behind the phone building at the one directly behind the police station you're left with just 13 spaces. Fundraising doesn't have to be cash in hand, but can be legal commitments before ground breaking. These numbers are no firmer than those before, there have been no bids, and these numbers are still estimates. Future needs of the Town include a new high school at an estimated cost of \$32 million of which the Town of Enfield will be responsible for \$16 million. She also questions if this building would still be eligible for historic grants if we add on to it.

Doug Smith noted that Bart Thurber referred to Whitney Hall as a historic structure. Is this a designation from the State? Mr. Thurber responded that the building is 106 years old, to him that's historic.

Ms. Plumley's question is circulation. Is this project too small? Will we be facing the same problem in the near future? Have we made it too small? Marjorie Carr replied that it depends on how flexible the space is, how long it will last.

Mrs. Stewart asked for a response to the issues she brought up. Mr. Kiley stated that he would respond, but he thought they were simply statements.

Mr. Claflin pointed out that there are valleys and slants at entrances. The Board needs to tell the architects you can't have this. You can't project how far the snow load will go. You may want them to put a gable over the entrance to protect the citizens.

Mr. Pollard asked about other new things that would be needed, a new dump truck, and a new school? Mr. Albanese replied that we all understand this. This year and last the projected Town tax rate went up just a nickel. We can only tell you what this project will cost, we can't tell you what the rate will be in 15 years. Mr. Pollard congratulated the Budget Committee on keeping the budget down.

Tim Lenihan pointed out that there are questions about the wetlands issue. He assumes the Town would get the necessary permits. Mr. Schneider explained that part of the fees includes obtaining permits.

Mr. Lenihan asked if the loans Mr. Schneider spoke about were a fixed rate. He was informed that the bond was fixed and the 20-year loan was fixed. The 30-year loan was fixed for the first 10 years of the loan.

Meredith Smith stated that Whitney Hall is a historic building and it is eligible for national historic status. But if an addition is put on and it is not approved the building will no longer have that status. It would also no longer be eligible for historic preservation funding. You can replace windows, but you need to get the facts. This is a very important building. The State calls it the jewel of Main Street. Much of Main St. is eligible for national historic status. Mrs. Smith had previously provided the name of a woman at the Historic Resources Division in Concord and expressed her displeasure that no one has contacted the State about the Committee's proposed plans for the building.

Mr. Schneider responded that all along the Committee has asked the architect to be cognizant of the historic nature of the building. He believes the architect was waiting for more final plans before contacting the State.

Mrs. Smith suggested that maybe Paul Mirski could help with the rules. Mr. Mirski said that Mrs. Smith is right about the rules. Basically you submit plans to them. There's no doubt that if there were grants available this building would qualify. He has confidence in the fundraisers.

Mr. Payne invited Mr. Mirski to meet with the architects.

Kurt Gotthardt asked, if the bond passes but the fundraising doesn't meet its goal, what next? He was told that would be up to the next Board of Selectmen. He then asked if this was the same proposal made to the Budget Committee and was informed that yes it was, on February 16th.

Mr. Gotthardt inquired into the depth of the envelope inspection. There's evidence of ice damage, with brown ice coming out of the soffits. Birds are also nesting in the building. Mr. Schneider explained that the inspector recognized work would need to be done. The renovations are going to be complete. The Town has not spent the kind of money yet to do a more detailed inspection than what has already been completed.

Mr. Gotthardt understands that the budgeted costs are to fix known repairs; repairs may be deeper than what you can see. Mr. Albanese replied that the architects and Trumbull-Nelson are aware of the problems. Mr. Gotthardt is concerned the cost may be higher, there are birds nesting in the building. Mrs. Scovner replied that they discovered that when they did the walk-around.

Mr. Albanese explained that they looked at heating, cooling insulation, drainage work and more. Mr. Gotthardt feels a deeper study should be done on some of these matters. Mr. Albanese replied that they could inquire whether there was a deeper study done. In any case, the Town cannot expend more than what Town Meeting approves.

Judy Finsterbusch asked if the building was to be designated historic and anything has to be approved by this historic entity could it affect the costs of the renovation? Mr. Albanese stated that the architect has done work on historic buildings in the State. The reason they haven't contacted the State Historic Resources is that the plans keep changing. Meredith Smith stated that her contact at the State has offered to come in for a public forum. Mr. Thurber stated that Sheerr, McCrystal, Palson has received historic preservation awards.

Mrs. Finsterbusch asked if there would be a project manager that would be responsible for making sure costs stay within budget. She was informed that Trumbull-Nelson would act as construction manager and Steve Schneider would act as the local project manager.

Steve Goldsmith said that obviously this is a historic building. When you bring in an architect to do a renovation of a historic building, can we keep presenting this to the State with each different version? We have to trust the people that we've entrusted and the people they've entrusted. We should consult the State when we have a plan.

Mr. Goldsmith added that the Town has already added cost to this project by waiting a year. It's adding \$300,000. The board is trying to accommodate comments heard here, but that adds to the cost. There have been a lot of good comments. These people should hear from you more often than just here. Mr. Goldsmith does not know how many people want this expense. He does. The library is too small.

Mr. Goldsmith noted the idea to split off the Town Offices and give this building to the Library. We can keep putting this off, but it gets more expensive. It's gotten \$300,000 more expensive because we can't commit. We're going to raise \$1 million by these people. That's a lot of money. If people that don't even live in this Town are willing to support this project than we should as well.

Bob Cusick has looked at the cost and the square footage. There has been an up-roar about reducing the size of the project. To this day the thing is very disjointed. He asked weeks ago are we doing anything about the historic designation and nothing has been done. We need a comfortable place for employees to work and then a library. We looked at the figures and this is not the least expensive option. You could build a library and town offices for about \$2.5 million. There are a lot of issues here that have not been addressed. He's looked at Library fundraising on-line and there's a 50/50 chance they won't get this money. They may raise it in the first week, or could be like a town on Cape Cod that's been waiting since 2004. The Library is threatening to move out. For the Town Offices there's another building, 78 Main Street as

another alternative. We won't get plans until we've raised \$1 million. There are a lot of issues here. When you go to vote you have to decide if that investment has a real chance of coming through.

Dan Kiley agreed with some of what Bob Cusick said, as voters you have to decide if this is the project you want to go with. Mr. Kiley has built theaters and would love to see that get fixed. If it was fixed it might get used 25% more. When we eliminated the center piece of the plan we could no longer flip the elevator around.

Mr. Mandell stated that it's an elevator. Old people need it to access the auditorium. The reason we can't use the stage is because someone removed all the theater lighting. The person who thought is was worthless – this space is not worthless. Put the lighting back in, put in sound equipment and real stage curtains. The Budget Committee doesn't think it was worth it to put in \$3,000 for curtains. That would have saved \$6,000 in heating costs.

Mr. Mandell pointed out that Nancy Scovner and Dominic Albanese are leaving the Board of Selectmen. When they're gone can the people that replace them say no they won't do it? Mr. Mandell was informed that they would be made to fulfill the project. Mr. Mandell stated that Rebecca Stewart wanted to sell the antique curtain at Enfield Center. Mrs. Stewart denied this.

Mr. Claflin pointed out that one thing that needs to be looked at is egress for fire engines in the parking area. He's also looked at the painting budget. Everyone has spoken about this building being over 100 years old; lead abatement will be needed. Mr. Albanese responded that they were aware of that and that's why they went to Trumbull-Nelson. Mr. Claflin stated that it's more expensive than you think. Mr. Albanese stated that they, the Committee members, Board of Selectmen and Library Trustees are citizen soldiers that hire professionals to do this. Mrs. Scovner stated that they would talk to [Trumbull-Nelson] about it.

Meredith Smith addressed Joe Mandell about a \$10,000 grant they can go after.

Shirley Green said there is something we should all think about. If this is not approved and the Town Offices go someplace else and the library leaves, due to limited funding, will the Town leave this building unused? Will we then want to renovate it? There has been some pressure and questions about why the Committee didn't separate the projects. He has no stake in this except he knows it will be more expensive to separate the projects. Something has to be done with this building eventually. This project doubles the space for the Library and provides new Town Offices. If you squeeze it more they'll be back again. Mrs. Green agreed, plus it will only get more expensive. There's so much criticism. They're trying to please everyone. The longer people criticize every single item the longer it'll be and the more it will cost.

Mrs. Stewart wanted to address the Committee. She knows the next selectmen, if Article 11 passes, will be responsible for implementing whatever the voters decide. She has never thought we should sell any of the theatrical assets in Town. She is actively involved in theater, both on a volunteer and professional basis. She thinks there is a solution that's not a \$2.4 million tax solution. This is becoming a cancer and tearing the Town apart. The solution, really look at this project, support the 78 Main Street project, As a solution for this space in 2008 commit significant funds (\$200,000) for good faith effort and they can do fundraising. \$200,000 for a good faith effort and 78 Main Street, it's \$1 million for a \$3 million solution.

Mr. Stewart asked how much money the Town needs to commit to get fundraising to kick in, we don't know. The cost will only go up in time, but only if we don't come up with a less expensive solution. Regarding the Library moving, the Library could move and we've have this building to deal with; the Town would have to approve a new library, [the argument] is nonsensical. He did not see a cost to the tax rate for carrying the \$2 million. The median price of a home is always going up.

Bart Thurber did not say the Library was moving.

Mr. Albanese stated that if there's any problem it's that we're a painfully transparent board and you see every zigzag. We've been painfully open.

Mr. Stewart reiterated that the Town would have to approve the Library moving.

Mrs. Scovner pointed out that this public hearing is solely for the Whitney Hall bond.

Mr. Stewart questioned the cost of the \$2 million bond. Does the \$84 cover the cost of the bond and interest? Mr. Schneider informed him that the \$84 includes the principal and interest payment.

Mr. Thurber pointed out that technically the Library is a separate entity from the Town. They've grown together. If the Town Offices move out, as Library Trustees they have to look at what the options are. Would it be cheaper to move to a new Library? Maybe, but you still have this building. Do we want to sacrifice the "jewel of Main Street" by sacrificing the Town Offices and Library?

Mr. Albanese stated that the Committee asked Trumbull Nelson if they could build new space for \$1.4 million. They said no and it would cost more for demolition.

Meredith Smith also pointed out that there would also be no chance for historic grants.

Joanne Gradijan asked what happens if bids come in way too high? Mr. Schneider acknowledged that is a good question. Trumbull-Nelson came to this project committed to do the project for what the bond is. Trumbull-Nelson will make very effort to have the work completed ahead of time. They have not gone out to bid but have talked to subcontractors.

Nancy Smith asked if there was any allowance for hiring Enfield businesses. Mr. Dominic replied that absolutely there was.

Joe Mandell stated that the Facility Committee was highly criticized for not taking notes of the last meeting. His memory of Trumbull-Nelson is that he stood up and said, "we guarantee this dollar amount." As a Town, if they've guaranteed a dollar amount then why would we have to get rid of windows [to reduce on costs]?

Others that were at the meeting in October don't think Trumbull-Nelson guaranteed that particular amount, but once they come up with a number they'll guarantee that.

Mr. Albanese worked with the same man in construction to manage this project as on another project that he's worked on. It's in Trumbull-Nelsons' best interest to make this come in on budget. We don't have a contract with them.

Mr. Thurber stated that Trumbull-Nelson has come in under budget on other projects he's worked on, including Harvest Hill.

Mrs. Scovner invited other questions.

Sandra Akacem thanked everyone for working so hard on this.

Mr. Stewart asked how the Committee came up with the architects fees approve at the last meeting. What number are we at? The number was \$39,000. Mr. Albanese explained that there was money left over from a non-lapsing article previously approved, plus the \$35,000 approved in 2006.

Ms. Plumley stated that she's in a public position involved in a similar problem. She can't remember anything. People quote figures, people tell "facts" that aren't facts. This group has worked very hard. The budget has been looked at carefully. If you have a question, ask them. We're not paying them \$1 million; they're doing this out of their good will.

There were no further questions or comments.

Mrs. Scovner moved to close the hearing at 8:35 PM, Mr. Albanese seconded, vote unanimous.

Library Public Hearing ~ RSA 202-A:11-a & b

Bart Thurber, Chairman of the Library Trustees, and the Board of Selectmen called the hearing to order at 8:57 PM.

This hearing is being held in accordance with RSA 202-A:11-b regarding the adoption of Article 10 on the official ballot of the 2007 Annual Meeting, which would permit the library to retain money received from its income-generating equipment pursuant to RSA 202-A:11-a.

Article 10 reads, "Shall we permit the public library to retain all money it receives from its income-generating equipment to be used for general repairs and upgrading and for the purchase of books, supplies and income-generating equipment?"

Marjorie Carr, Library Director, explained that adoption of this warrant article will bring the Library into compliance with State law and allow the Library to retain the money generated by the copier and fax machine. Those funds can then be used for books, supplies, repairs and replacement of the income generating equipment. The last time a copier was needed they could use these funds to purchase a new one.

Questions were invited from the audience; none were forthcoming.

Mrs. Scovner moved to close the hearing at 8:59 PM, Mr. Payne seconded, vote unanimous.