

Town of Lyme
Board of Selectmen
Minutes for Public Hearing January 30, 2008

1. The Public Hearing for a Bond Issue convened at 7:05 PM in the school cafeteria. The following attended the entire meeting: Selectmen Simon Carr, Dick Jones and Charles Ragan, town Offices Building Committee members: Co-chairs Frank Bowles and Don Metz, members Town Clerk Patty Jenks, Freda Swan, Tish Smith, Mike Woodard, Jay Smith and Judy Brotman. Public: Norman Wakely, Mary Claire Matulay, Joe Longacre, Cristin Roby, David Roby Jr., Julia Elder, Paul Klee, Marya Klee, Bob Thebodo, Dave Hewitt, Bill Lewis, Melinda Ashley, Peter McGowan, Joanne Sailer, Eric Sailer, Dayle Mason, Jim Mason, Judy Thrasher, Abbie Penfield, Don Penfield, Andrea Colgan, Tom Colgan, Colin Robinson, Barbara Woodard, David Roby Sr., Barbara Roby, Kate Barta, Charles Brenner, Tom Kent, Theresa Mundy, Mike Mundy.
2. Dick called the meeting to order at 7:05 PM and explained that this was a public hearing, required whenever the Board considered expenditure over \$100,000. He then handed over to the Building Committee to present their proposals for new Town Offices.
3. Don Metz gave a history of the increase in staffing and requirements since the current town offices in the library had been constructed and explained the rationale behind the various solutions that had been attempted since the Selectboard, at the request of citizens and staff, had set up a committee to consider town offices.
4. Frank Bowles presented the actual costs to the town. The solution of providing town offices only would result in a bond cost of \$850,000 with an additional \$184,000 from capital reserve funds and \$200,000 in private fund-raising. Incorporating the police station would increase the bond cost to \$925,000 but the saving on rental accommodation would mean the additional cost would be covered in the first five years; subsequently we would be showing significant annual savings on operating costs. The costs had been based on Estes & Gallup providing estimating services to the town, which had been reviewed by an independent estimator.
5. Colin Robinson asked about the specific cost reductions shown on the construction cost summary. These were items that the committee considered they could make savings on, following the initial cost analysis.
6. Eric Sailer asked why the proposal was for a main \$850,000 bond and a second \$75,000 bond. The building committee had done this because their charge had been to investigate the town offices. At a late stage, the Selectboard had been offered suggestions that incorporating the police station in to the complex offered a significant overall saving in the project cost. The building committee had reviewed this option and felt they should differentiate between their original charge and this amendment. There was a sense that having two bonds was more confusing. Simon confirmed that the possibility of incorporating the police station had been discussed with the Police Chief.
7. Colin asked why the income from the Lela Pike was so much lower in 2008 than subsequent years. The town would only take over the lease later in the year. It was confirmed that the rental shown was a fair market value and that there should be no problem in continuing to rent the property.

8. Barbara Roby asked about the traffic flow to the property. Both High Street and Rte 10 are state roads and the town is limited in its ability to change the junction. Good signage was necessary.
9. Tom Colgan asked about the possibility of cost over-runs. Both Don and Frank affirmed that they considered the cost estimating that had been undertaken to be good and accurate. However, if there was any over-run the project would have to cut back to suit.
10. Charles Brenner commented on the number of short automobile trips generated by visits to the town offices and asked about the possibility of a pedestrian walkway. This is outside the building committee's charge. Other town committees are considering pedestrian sidewalks. There was a general discussion on sidewalks in town. Although, less convenient for residents south of the green, this location does open up the possibility of another, different group being able to walk to the offices.
11. Peter McGowan asked about the appraisal as opposed to the purchase price. Mike Woodard clarified the basis on which the appraisal had been undertaken and why there was a range. It had also been done before Tuckaway Timber had sold and he was confident that an appraisal using Tuckaway as a comparable would have given a higher value.
12. Colin asked about the private fund pledges and the possibility of not reaching our target. Don said that, after 11 days, we had pledges of more than \$60,000. David Roby Sr. suggested that we should have a warrant article contingent on the fund-raising target being met. Simon confirmed that the Board would investigate this. Mike Woodard said that the committee had gone to the Lyme Foundation, who had committed to the project but who had not yet confirmed how much.
13. Dave Hewitt asked how accurate the estimates are. At this time, approximately 80% of the construction documents had been prepared, at no cost to the town and these ensured that they are reasonably good. However, Don confirmed that the committee would go out for competitive bids, after town meeting.
14. Jim Mason asked what the square foot price is: \$167 before cost reductions, significantly lower after cost reductions.
15. Don Penfield said that he considered the committee had done an excellent job and thanked them for their hard work.
16. The Board agreed to defer the vote on the bond article at their regular Thursday morning meeting.
17. The meeting adjourned at 8:10 PM.

Simon Carr
Recorder