

1 TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

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3
4 CAPITAL IMPROVEMENT PLAN COMMITTEE
5 MINUTES
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7 REGULAR MEETING – OCTOBER 23, 2015 – 8:30 A.M.
8 TOWN CONFERENCE ROOM
9 233 ATLANTIC AVENUE

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11 The meeting was called to order at 8:33 a.m. by the chair, Cynthia Swank. In attendance
12 for the committee were Anne Ambrogi, Nancy Monaghan, David O’Heir, Richard
13 Stanton and James Sununu. Also attending were Susan Grant, North Hampton Public
14 Library, Select Board Member Larry Miller, Fire Chief Michael Tully and Paul Apple,
15 Town Administrator (arrived at 9:15). Absent were Dickie Garnett and John
16 Kollmorgen.
17

18 Ms. Swank asked Mr. Stanton to explain to the Committee the Select Board’s municipal
19 facilities building plan, as updated Wednesday, October 21. Mr. Stanton said the plan is
20 simply to put a warrant article on the ballot in March 2016 to build the library on the
21 Homestead property, then to build a new Fire Department building in phase 2 on the
22 present location of the FD, and after that to have the sequence decided by future Select
23 Boards. He said he wants to start in a measured, slow way, and he reminded the
24 Committee that the Chauncey Committee’s mission was to tell the Select Board how to
25 get a new municipal campus passed by the voters. He noted that the Fifth Municipal
26 Facilities Committee’s mission was to put a price tag on the Chauncey Plan, and while
27 that committee came up with a less costly plan, that plan had a lot of civilian traffic
28 moving in front of the Fire Department. Mr. Stanton said he felt it was best to keep traffic
29 on the west side of the complex with the Library on the Homestead and the town offices
30 relocated to the existing library.
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32 Ms. Swank raised issues about the lack of ADA-compliant bathrooms in the old library,
33 and noted they can’t be added without moving a wall. Mr. Stanton said the 3000 square-
34 foot addition to the old library was an add-on that he takes issue with. He noted the Police
35 Department renovation calls for adding 1800 square feet for sallyports, which means
36 1800 square feet available on the second floor. Ms. Swank said the town offices, located
37 in the old library building, would have difficult access to town records they must
38 maintain if they were in the police building.
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40 Mr. Sununu said that separate from what the Select Board has endorsed, this Committee
41 should decide what we think is the best option for the town, and if that means endorsing
42 last year’s plan, he would support that.
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44 Ms. Ambrogi noted that it is but a handful of people pushing the library on the
45 Homestead property and that “we are jumping through hoops for the 15 or 20 people

46 coming to meetings." Mr. O'Heir said he saw people at the Chauncey Committee
47 meetings that he's never seen before or since, that they are a small group but they do
48 affect the vote. Ms Ambrogi said we are making decisions based on those voices. Ms.
49 Grant asked why there can't be two questions on the ballot, one that would allow voters a
50 say on putting the library on the Homestead property and one to allow them to vote to put
51 the Public Safety building there.

52
53 Ms. Monaghan said if the question of the library on the Homestead property is the
54 overarching issue then we should find a way to get the answer to that question, because
55 the warrant article is not going to give that pure answer due to the different reasons
56 people will vote yay or nay.

57
58 Mr. Sununu again asked what we as a committee want to recommend. He said the plan
59 from last year, while not perfect, is the most sensible, cost-effective and best use of the
60 space and that our job is to put forth what we think is in the best interest of the town. Mr.
61 Stanton said he agrees but the Select Board has already made a decision, and this
62 Committee's job is to make a recommendation to the Select Board. This Committee
63 should put its effort in what comes after the library, he said. Mr. Sununu said the statute
64 governing the CIP states that the role of the committee is to prepare and amend a
65 recommended program of municipal capital improvements projects projected over a
66 period of at least six years.

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68 Ms. Ambrogi countered that the Select Board can only say so much but the CIP
69 Committee is the group that knows the numbers and the facts, and if the CIP Committee
70 does not recommend what's best, who will do that?

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72 Committee Chair Cynthia Swank called on Selectman Larry Miller. Mr. Stanton raised a
73 point of order, saying Mr. Miller's views were heard at the Select Board meeting two
74 nights ago and that he isn't sure Mr. Miller should be allowed to address those points to
75 this committee. He said perhaps Mr. Miller should consider resigning if he can't support
76 the Select Board vote.

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78 Ms. Swank said Mr. Miller asked to be on the agenda, she believes he should be heard
79 and that this Committee hears from department heads all the time. She asked if anyone
80 else on the committee had an objection to hearing Mr. Miller. No one did, and Mr. Miller
81 proceeded. He said he'd be referring to the Bauen Corp report, which is the most recent
82 cost estimate comparison prepared for the Fifth Municipal Facilities Committee.

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84 Mr. Miller briefly reviewed the work on municipal facilities that's occurred over the past
85 15 years and said the reason he wanted to speak to the CIP committee is to try to derail
86 what he believes is a bad decision by the Select Board, which he opposed.

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88 He said there were two ballot votes on last year's plan with a majority voting for it and
89 that we should not turn our backs on a design that has been well vetted. In all the years of
90 discussions about the municipal facilities, Mr. Miller said there was never a Select Board
91 vote to put the library on the Homestead property. As an aside, he said the cost to relocate

the Fire Department to the old library, which is how the adjusted Chauncey plan would work, is not included in the cost estimates, and he said it's ridiculous to use the old library's 50-year-old foundation for remodeling that building into use for town offices.

Mr. Miller said the Public Safety Building would already be built on the Homestead property if the town had the money in the bank to do it, because voters already approved it, and that by now we would already be talking about what to do with the library. He mentioned the idea of the library on Dearborn Park and said Susan Grant was courageous at last week's meeting when she asked if Dearborn could again be considered.

The plan voters approved twice has guaranteed maximum prices, while the cost estimates for the subsequent plans are just guesses. He said the Fire Department is a "lurking menace" because of its serious structural failures, and the Select Board's plan to build the library first is "gutless." He said if the warrant article on the library passes next year, there is no guarantee voters will approve a Fire Department warrant article the following year, and costs will just keep escalating. He noted that the library trustees at the Select Board meeting October 21 said they do not care where the library is sited on the municipal campus.

He thanked the Committee for allowing him to speak. Ms. Swank asked for comment. Mr. Sununu said "the big yawning question" is how this Committee addresses this issue. He said he sees nothing in any new plans that is better than what was presented to voters before.

Mr. Sununu made a motion, seconded by Ms. Ambrogio, that the recommendation of the CIP Committee be to include as the recommended course of action the municipal campus proposal put forth previously to the voters. The vote was 4-1-2 (Ambrogio, Monaghan, Sununu, Swank voting in favor, Stanton voting against, Grant and O'Heir abstaining.)

Mr. O'Heir said he wanted to explain his abstaining vote. He said while he believes the original plan is the best plan, he favors putting the library question in front of the voters.

Mr. Miller and Chief Tully left the meeting at 9:35. The Committee spent the remainder of the meeting reviewing the draft of the CIP report and making corrections. Ms. Monaghan will rewrite the municipal facilities complex section to reflect the Committee's recommendation, and Ms. Swank will circulate the final draft to committee members early in the week.

The next and final meeting will be Friday, October 30. The meeting was adjourned at 10:35.

Respectfully submitted,
Nancy Monaghan

Date prepared: October 23, 2015

Date approved: October 30, 2015