

SUNAPEE BOARD OF SELECTMEN
6:30PM Town Meeting Room
Monday, January 23, 2017

Present: Josh Trow, Chairman, Suzanne Gottling, Vice Chairman, John Augustine,
Fred Gallup, Shane Hastings and Donna Nashawaty, Town Manager

Chairman Trow opened the meeting at 6:30PM

MOTION TO APPROVE THE FOLLOWING CZC'S:

Parcel ID: 0118-0036-0000 41 Burma Road James Riter

Parcel ID: 0136-0004-0000 171 Burkehaven Hill Road Nicholas & Carol Ruffus

BY Selectman Hastings, seconded by Selectman Gottling Unanimous

MOTION TO APPROVE THE FOLLOWING AFTER THE FACT:

Parcel ID: 0136-0004-0000 171 Burkehaven Hill Road Nicholas & Carol Ruffus

BY Selectman Gottling, seconded by Selectman Gallup Unanimous

MOTION TO APPROVE THE FOLLOWING LAND DISTURBANCE:

Parcel ID: 0118-0036-0000 41 Burma Road James Riter

BY Selectman Gallup, seconded by Selectman Hastings Unanimous

MOTION TO APPROVE THE FOLLOWING VETERANS EXEMPTIONS:

**Parcel ID: 0129-0062-0000 31 Central Street James & Bridgett Borelli (Double Credit),
pending review by the Assessor by Selectman Hastings, seconded by Selectman Gottling
Unanimous**

MOTION TO APPROVE THE FOLLOWING DISABLED VETERANS EXEMPTION:

Parcel ID: 0129-0062-0000 31 Central Street James & Bridgett Borelli

BY Selectman Gottling, seconded by Selectman Gallup Unanimous

APPOINTMENTS:

•7:00pm-2ND of 2 Public Hearings-Sale of Old Abbott Library to Historical Society
Becky Rylander, President of the Sunapee Historical Society gave a quick presentation on what their planning, who they are, what they do and the proposal to buy the old Abbott Library. The plan is to create a town archives, which is open year-round for preservation, research and education. Also, to preserve a "treasured" town building and help the town support the Thrift Shop. The Sunapee Historical Society is a 501(c)3 non-profit corporation formed in 1978 that is run by volunteers, with no financial support from the town. Becky Rylander summarized the proposed purchase and sales agreement for the first two (2) years and then the terms after the purchase (Presentation on January 9th BOS minutes). The Board will vote on the purchase Monday, January 30th at 9:00AM at the Town Office Meeting Room. Selectman Gallup feels the Town selling the building to the Historical Society is a good compromise and a lot of the people who attended the library visioning sessions are here tonight and have been keeping track of the proceedings, which have been very positive, in his opinion. Selectman Augustine wanted to recap some things from the last public hearing that didn't make it into the minutes. Selectman Augustine thought it would be helpful if the people understood where the \$250,000 number came from, which is the purchase price.

The following is Selectman Augustine's understanding of how the number was \$250,000. The Library Trustees have an equity interest in the Old Abbott Library and the number of \$250,000 was a percentage of the total assessed value of the building. The total assessed value of the building is \$348,000. Based upon private donations that went into the construction, maintenance and renovations over the years, the Library Trustees get credit for that amount of money. So, the Library trustees are owed the \$250,000, by agreement with the NH Attorney General, it needs to be given to the Library trustees within a specific period. A few years ago, the Library Trustees came to the Selectmen and asked for a bond in the amount of \$975,000 for construction of the new library. At that time, there could have been a condition put on that loan, that the Library trustees give up all equity interest in the Old Abbott Library building and the Town would have 100% ownership. If so, we might be talking about a sales price of \$1 today, but that did not happen at that time. The amount is \$250,000 because the Library Trustees get that much out of the building. The money either comes from the taxpayers or from the sale of the building. The list price is \$348,000, plus realtor commission. The Historical Society is requesting a sale price of \$250,000. In Selectman Augustine's mind, that is a \$100,000 discount from the list price. If it were sold at full price that \$100,000 would go back to taxpayers as future tax relief. The second consideration from a tax point that Selectman Augustine wanted to touch on, if the Historical Society takes over the building, they will not pay property taxes on the building, because they're a non-profit organization. If a for profit company took over that building, they would pay property taxes. At the assessed value of \$348,000 and the current tax rate, it would be a little over \$5,000 a year in taxes, over the course of twenty (20) years that's another \$100,000 that is not coming in to the town as taxes. The third consideration is that for the Thrift Shop to go in the lower level of the building, it is Selectman Augustine's understanding, that approximately \$40,000 of renovations, a ramp and bathroom, need to be done. Currently there is no plan for where that \$40,000 is coming from, the Historical Society is not being asked to come up with that money and it's not in the 2017 operating budget. So, the \$40,000 will also be coming out of the taxpayers' pockets. Up until this point, both in public presentation, emails and letters, that the Selectmen have received, there has been overwhelming explanations as to why it's appropriate, but Selectman Augustine personally has not heard anything that makes him feel confident that that it's feasible and realistic. If the Historical Society has any details that they could share to make Selectman Augustine or anyone else more confident that the \$250,000, plus the interior decorating and future maintenance is realistic, that would be helpful to hear. Becky Rylander replied that the Board doesn't know if the building would ever sell at \$348,000, so the \$100,000 contribution to the Historical Society is up for question. The actual amount that the Library trustees are owed is \$240,120, the excess above that was to cover town expense for the sale. So far as the Historical Society's fundraiser plan goes, they have actively been developing a plan, it will touch all bases. The goal will be considerably higher than the \$250,000, to have funds for renovations and to create a bit of a nest egg. The Historical Society has financial reserves of \$100,000, which could be contributed to it. Per Becky Rylander, the Historical Society is confident, given the enthusiastic support that they have been hearing around town, that the funds will be raised. Selectman Augustine replied that one option would be to go to the bank and take out a \$250,000 mortgage and own the building free and clear, The Historical Society believes that people are more likely to give for purchase of the building, than for anything else. Donna Nashawaty noted that the Cy-pres very specifically says \$240,120, the Historical Society has offered \$250,000. The difference goes towards the closing costs.

The meeting was opened to public input. Chairman Trow read the letter from Jeff Milne, Coldwell Banker Lifestyles regarding the sales activity at the Old Abbott Library. The Board also received letters in support of the sale from four residents. After some discussion on the bathroom and walkway renovations and the overwhelming support of the sale from the audience, the public hearing was closed at 7:42PM

SELECTMEN ACTION

- Use of Facilities-05/20 Lake Sunapee Cruising Fleet Safety Services Building

Motion to approve the Use of Facilities from Lake Sunapee Cruising Fleet to hold their annual meeting on May 20th at the Safety Services Building by Selectman Gallup, seconded by Selectman Hastings Unanimous.

- Petition and Pole License-Jobs Creek Road

Motion to approve the Petition and Pole License pending the Highway Director signature by Selectman Gallup, seconded by Selectman Gottling. Unanimous.

- Resignation-Jolene Chappell, Trustees of the Trust Fund

Motion to accept the resignation from Jolene Chappell, Trustees of the Trust Fund with regrets and send a thank you note by Selectman Gallup, seconded by Selectman Augustine. Unanimous.

- Coalition Communities

The Board discussed the letter regarding CACR7, which is a constitutional amendment relating to public education and the possible return of donor towns. The letter is asking that Coalition Communities send an email urging House Education Committee members to vote CACR7, as amended, Inexpedient to Legislate. ((TL). **Motion to support the Coalition activities and support Sunapee interest by Chairman Trow, seconded by Selectman Gallup. Unanimous.**

CHAIRMAN'S REPORT

- Chairman Trow stated that interviews for the Executive Director at UVLSRPC will be starting up again the second week in February.

- Selectman Augustine wanted to talk a little more about the bathroom and walkway/ramp renovations for Old Abbott Library. Is it possible to create a committee to help channel things in the right direction. Chairman Trow doesn't think setting up a new committee is ideal, it's hard enough to get volunteers for the committees the Town has already. Chairman Trow is relying on Scott Hazelton telling the Board what needs to be done and a list of the materials needed for the job. Donna Nashawaty and Scott Hazelton are currently working on a list.

- Selectman Augustine asked what exactly the Board is voting on at the Monday, January 30th meeting. Donna Nashawaty replied the Board must decide if they accept all the terms that were in the documents presented to them or do they want to change them. The Board asked if the Town Manager could email the documents to them for review before Monday's vote.

TOWN MANAGER REPORTS

- Town Report Cover & Dedications

The Board discussed possible cover and dedications for this year's town report.

- Blind Exemption Numbers

Donna Nashawaty presented the Board with a municipality summary of the Blind Exemption amounts and after some discussion, the Board felt that the \$15,000 exemption amount was fair.

- Library Open House January 28th 10am-12pm

Donna Nashawaty reminded the Board of the Library Open House on Saturday, January 28th from 10:00AM to Noon for Mary Danko.

- Concerts & Dances Ordinance

Donna Nashawaty was approached by a non-profit organization (Sunapee Heritage Alliance) in the community, and ask what if they provided entertainment, such as storytellers, musicians, plays, etc. and charged a ticket price, what would they need to do. Donna Nashawaty believes the current ordinance regarding public dances and concerts does not fit the above entertainment. If the Board would like Donna Nashawaty could charge Sunapee Heritage Alliance a license fee of \$5.00 for each event, which is what the current ordinance has for a fee, but in the meantime, have the Board instructed her to go out and get samples of entertainment ordinances from other communities. After some discussion, Donna Nashawaty will update the current ordinance and bring it back to the Board.

- Fund Balance

For a future meeting, maybe the last meeting in February, Donna Nashawaty would like to have a discussion regarding fund balance.

- Town Manager Review

Donna Nashawaty will email the Supervisory Review form to Chairman Trow and the Board will conduct the Town Manager's review, in a non-public session, on Monday, March 6th.

- Reminder-BOS/ABC Wrap-up Meeting on February 13th at 7:00PM, Town Meeting Room

- The Board discussed the Deliberative Session procedures.

Meeting adjourned at 9:16PM

Submitted by,

Barbara Vaughn

Administrative Assistant

Approved: _____

Joshua Trow, Chairman Suzanne H. Gottling, Vice Chairman

John Augustine Frederick Gallup

Shane Hastings