

SUNAPEE BOARD OF SELECTMEN
6:00PM Town Office Meeting Room
Monday, October 17, 2016

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

REVIEW OF ITEMS FOR SIGNATURE:

MOTION TO APPROVE THE FOLLOWING INTENT TO CUT:

Parcel ID: 0224-0004-0000 Sleeper Road Harriet Colby

By Selectman Gallup, seconded by Selectman Hastings Unanimous

MOTION TO APPROVE THE FOLLOWING TIMBER TAX:

Parcel ID: 0225-0027-0000 Youngs Hill Road Robert Gallup

By Selectman Hastings, seconded by Chairman Trow 3 in Favor Selectman Gallup Abstained

APPOINTMENTS

7:00PM- Jeff Milne, Coldwell Banker (Old Abbott Library Realtor)

Jeff Milne updated the Board on some things Coldwell Banker has done with the Old Abbott Library listing. Coldwell Banker has advertised locally in published print media, MLS, Zillow, but haven't gone out of the area beyond that. There have been roughly fifty (50) views on the MLS, but Jeff Milne feels that about half are just curious and not interested in buying a piece of real estate. Four leads have been generated, one of whom has come to the property and three out of the four are potential office tenants. In Jeff Milne opinion, the commercial market is a little soft and the people that Coldwell Banker has talked seriously to are reluctant in this market to make a quick move. From a personal standpoint, Jeff Milne said the uses that are being talked about with the Historical Society are valued uses. He suspects there will be interest beyond this, but does not know to what extent. Coldwell Banker has done some direct mailings to other professional office groups to see if this listing interest any of them. After some questions, Chairman Trow thanked Jeff Milne for coming in to talk with the Board.

7:05PM- Becky Rylander -Sunapee Historical Society

Becky Rylander summarized the lease/purchase offer from the Historical Society for the Old Abbott Library. The Historical Society offered to purchase the Old Abbott Library for \$250,000 following a lease period for fundraising of up to two years. The following are some of the scenarios presented by Becky Rylander:

Initial two years: Town is the owner; SHS is the lessee of the main level.

SHS will pay:

- \$500/month or \$6000/year
- Renters' insurance on SHS belongings
- Liability insurance on SHS activities
- SHS phone and internet service, if any

SHS will be responsible for its own trash removal.

Any building improvements made by SHS (e.g. interior painting) will be at SHS expense.

Town will pay:

- Utilities, including heat, electricity, water & sewer, alarm system.
- Lawn mowing; snow plowing and shoveling.
- Maintenance items that would degrade the value of the building if not corrected.
- Insurance on the building.
- Liability insurance for the Thrift Shop.

Town will be responsible for Thrift Shop trash removal and keeping the exterior tidy.

Following purchase by SHS: SHS is the owner; Town is the lessee of the lower level.

SHS will accept a 10-year lease contract from the Town for the lower level.

SHS will pay:

- Utilities including heat, electricity, water & sewer, alarm system.
- Lawn mowing; shoveling walks to upper level.
- Maintenance.
- Insurance on the building, SHS contents, and liability.

Town will pay:

\$500/month or \$6000/year rent for the lower level with adjustment based on the CPI-Northeast every 1-2 years.

Liability insurance for the Thrift Shop.

Shoveling/sanding for the walkway to the Thrift Shop to ensure safe access for its customers.

Chairman Trow said there are a few details that need to be ironed out, but he feels the Board is in a pretty good spot regarding details of the agreement. Donna Nashawaty said there were still a few things that she and Becky Rylander didn't agree on, but they can leave them blank, with the choices, and have the Board look at a "draft" document. Donna Nashawaty will meet with Becky Rylander, discuss with the Town Attorney and presented the "draft" document to the Board at the Monday, December 12th BOS meeting.

PUBLIC COMMENTS:

•Terri White asked as the Abbott Library purchase agreement is formulated would it be possible for her to be copied on it. The Library Trustees still have their equity interest in the building and her role as a Library Trustee, and that of her Board needs to make sure that is protected. Terri White is sure the BOS will be checking, but wants to make sure that everything is happening on the spirit of what is contained in the Cy-pres. She's not hearing that it isn't, but would still like to be included as this information is available. Donna Nashawaty replied that working papers would go back and forth, but will copy Terri White when she has something substantial.

•John Brandolini asked if the ABC Committee would be getting the budget books before the all-day budget session on October 28th. Donna Nashawaty replied that the meeting was moved up because of the election and the health insurance rates will not be available until next Wednesday, is looking at a day or two before the session.

•John Brandolini passed out "snip-its" from the Intertown Record over the last couple of weeks, on budget discussions around the area for the Board's review. John Brandolini would like to see the Board be a little more pro-active in setting the direction on the budget. Selectman Gallup

SELECTMEN ACTION

- Use of Facilities: 12/4-Northeast Two Cylinder Club Holiday Party Luncheon

Motion to approve the Use of Facilities application from the Northeast Two Cylinder Club For Holiday Party Luncheon on 12/04 at the Safety Services Building, pending a sign-off by Chief Ruggles by Selectman Hastings, seconded by Selectman Gottling. 4 in Favor Selectman Gallup. Abstained.

- Re-sign Corrected MS-535

Motion to resign the corrected MS-535 as presented by Selectman Gallup, seconded by Selectman Gottling. Unanimous

- Sign ABC Committee Member Appointments

Motion to appoint the following individuals to the ABC (Advisory Budget Committee) Josh Trow, Suzanne Gottling, Fred Gallup, Shane Hastings, John Augustine, Chief David Cahill, Scott Hazelton, Chief Dan Ruggles, Betty Ramspott, Mary Danko, Linda Tanner, John Brandolini, Veronica Hastings, Shaun Carroll and Ronald Kulpa By Selectman Gallup, seconded by Selectman Gottling Unanimous

Betty Ramspott sworn in the ABC members that attended this meeting.

- New ABC Member Appointment-Kevin Cooney Citizen at Large

Motion to appoint Kevin Cooney to the ABC Committee with a term to expire April 1, 2017 by Selectman Gottling, seconded by Selectman Gallup

- Joe Furlong, Recreation Committee Representative

Motion to appoint Joe Furlong as the Recreation Committee Representative to the ABC Committee, with a term to expire April 1, 2017 by Selectman Gallup, seconded by Selectman Gottling. Unanimous

CHAIRMAN'S REPORT

•Chairman Trow reported that they have finished interviews for the UVLSRPC Director position and have asked one candidate to come back to meet with the staff. Hopefully, it will go well and they will have a new Director by the end of the year.

•Selectman Gottling stated that Community alliance is back running the transportation service and there will be an all-state study on rural transportation to see if they can't make it more effective and more user friendly.

•Selectman Augustine asked when the ABC Committee gets the budget binders and have the discussion on October 28th, if this is considered the Town Manager's budget or the Department Heads budget. Is it the Selectmen's day or the Town Manager's day to run the meeting? Donna Nashawaty replied that by state statute the Town Manager gives their budget to the Board of Selectmen. Donna Nashawaty works closely with the Department Heads and makes suggestions, to offer the same services as were offered in last year's budget. The budget that is being presented is the Town Manger's budget to the BOS.

TOWN MANAGER REPORTS

- Take It or Leave It Shop

Scott Hazelton went over the hours of operation and general rules of the new Take It or Leave It Shop, which will be opening at the Transfer Station within the next couple of weeks.

•Utilities Costs

Donna Nashawaty stated that the Town purchases their electricity through a secondary buyer, Atlantic Energy Group, with an annual contract. At this point, Eversource is at .1095 per kilowatt hour and as today's rate with Atlantic Energy Group is .07012, which is almost four (4) cents less. This is not the entire kilowatt bill; you still must pay for the standard costs and delivery, but it goes significantly towards reducing our bill. If the Board does not have any objections, Donna Nashawaty will enter a one (1) year contract with Atlantic Energy Group.

•Halloween Meeting

Donna Nashawaty said that the next meeting is Monday, October 31st, which is Halloween. Does anyone want to change or leave the meeting as is. The Board agreed to keep the meeting on the October 31st.

•Update Salary Survey Results

Donna Nashawaty presented the Board with the 2016 proposed new pay table and new job/grade assignment that are based on the New London Salary Study results as requested. The Board reviewed the different implementation plans that Donna Nashawaty had worked on. The Board will wait until after the budget presentation on Friday, October 28th to have Donna Nashawaty continue the salary survey results.

Meeting adjourned at 9:20PM

**Submitted by,
Barbara Vaughn
Administrative Assistant**

Approved: _____

Joshua Trow, Chairman

Suzanne H. Gottling, Vice Chairman

John Augustine

Frederick Gallup

Shane Hastings