

TOWN OF RUMNEY
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SELECTMEN'S MEETING
February 10, 2014

PUBLIC HEARING
PROPOSED ADDITION & ALTERATIONS TO THE BYRON G. MERRILL LIBRARY
MINUTES
AMENDED

RSA 33:8-a I states that at least one public hearing concerning any proposed bond or note issue in excess of \$100,000 be held before the governing body.

The public hearing was opened at 7:00 pm by Ed Haskell, Chairman of the Board of Selectmen.

Present:

Selectmen – Cheryl Lewis, Ed Haskell, Dan Kimble

Administrative Assistant – Anne Dow

Library Trustees – Tom Wallace, Roger Daniels

Architect – Dennis Mires

~~Project~~Construction Manager, Conneston Construction, Inc. (CCI) – Jeff Downing

Members of the public

Library Trustee Tom Wallace reviewed the timeline of the past 11 months since the 2013 Town Meeting:

1. The first project option was \$500,000; feedback – amount was too high
2. Looked into ramp option as requested at last year's public hearing and town meeting – cost would probably be more than a full-sized elevator and not an acceptable solution for disabled individuals.
3. Town applied to and was granted \$40,000 from LCHIP to complete Phase 2 of the project which allowed them to:
 - a. Work with the architect to arrive at a design solution that met the following objectives:
 - i. Make both levels of the library accessible to the disabled and
 - ii. Preserve the historic character of the existing library building
 - iii. At the most cost effective manner possible
 - b. Solicit interest and pre-qualify from three to five (3 to 5) general contractors; use the Construction Manager's method of project delivery – agreed on CCI, Inc.
 - c. Explore and develop a funding plan to include all sources of funding available for the project including Town sources, grants and donations
 - d. Present the proposed design with a "firm" cost and funding plan to the Town for approval at the March 2014 Town Meeting.
4. Trustees requested a waiver from the State Commission on Disabilities to see if they could put the less expensive elevator (LULA – Limited Use Limited Access) in the new construction but their request was denied.

5. Trustees are proposing an addition to the library to make it accessible to the disabled, with a LULA lift in the existing building, for a cost of \$361,215 with the issuance of bonds or notes of not more than \$334,595; the remaining funds would come from the capital reserve fund and any other grants or donations they may receive.
6. Architect Dennis Mires explained the plans in detail
7. ~~Project~~ **Construction** Manager Jeff Downing explained this plan meets all necessary codes and **cost estimates include required code upgrades to existing building.**
~~accessibility requirements.~~
8. Funding would be through bonds ~~with Northway Bank,~~ **and notes,** capital reserve funds and any other grant or donated money that may be received. The bond would be over a period of ten (10) years with the first payment not being due until 2015, estimated tax impact of:
 - a. home value of \$100,000 \$21.47/year
 - b. value of \$200,000 \$42.94/year
 - c. value of \$300,000 \$64.41

Jerry Thibodeau asked about the LCHIP money. Tom explained that \$100,000 was given to the State's Land & Community Heritage Investment Program (LCHIP) as mitigation funds associated with the permitting process for the Groton Wind project (available funds are actually \$90,000 as LCHIP receives \$10,000 for their administrative fees). The funds are available (must be applied for) for the Town of Rumney to use for a period of three years and funds are to be used for the preservation of agricultural land and/or historic buildings in the vicinity of the Rumney Village Historic District. After three years, if funds are still available, the remaining funds become available to a number of neighboring towns.

At 7:30 pm Ed Haskell made a motion to close the public hearing, seconded by Dan Kimble and agreed to by all.

Respectfully submitted,

Anne B. Dow
Administrative Assistant