

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**

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 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.

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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 Manager Jeff Downing explained this plan meets all necessary codes and accessibility requirements.
8. Funding would be through bonds with Northway Bank, 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