

**Kingston, New Hampshire
Board of Selectmen
Meeting of October 4, 2010
MINUTES**

The meeting was called to order in the Selectmen's Office of the Town Hall at 7:02 pm by Selectman Peter Broderick. Also in attendance was Selectman Charles Hart.

Planning Board Discussion

Planning Board Chairman Richard Wilson discussed with the Board a proposal to include a new line item in the Planning Budget. The \$600 line will cover costs associated with having the town's inspectors present at some hearings to which they might be able to contribute expertise. The cost would be passed on to applicants so there would be a corresponding income to offset any expense incurred. It isn't expected that every application will require the presence of the inspectors at the hearing, but the Planning Board would like to be prepared for the eventuality. Selectmen advised that the expense probably should be charged against the regular inspectors' budget lines. They requested that Mr. Wilson speak with Finance Officer Cindy Kenerson about whether applicant fees can be collected even on charges that aren't applied against the Planning Board's budget.

Review of Previous Meeting Minutes

Upon motion of Selectman Hart and second of Selectman Broderick, it was voted to accept the minutes of the September 27, 2010 meeting as printed.

Upon motion of Selectman Hart and second of Selectman Broderick, it was voted to accept the minutes of the September 27, 2010 non-public session as printed.

Library Discussion

Library Director Sarah Sycz and Library Trustees Anthony Whitcomb, Katie McDonough, Dannielle Genovese, Lesley Hume, Elaine VanDyke, and Jane Christie were present to discuss with the Board the progress being made by the Library Building Committee.

Ms. McDonough reported that, since the Trustees had determined that a new building is the only feasible option for expansion of the town's library facilities, the Building Committee has been meeting regularly to make the new library a reality. Requests for Quotations were sent to four architectural firms, interviews were held, presentations were given, and the firm of Lavallee-Brensinger, of Manchester was selected. The initial phase will include site assessment of the Church Street / Marshall Road property on which the new building will be constructed, preliminary design of the building, and an estimate of the overall cost. The \$29,000 cost for the initial phase will be paid from donated funds that the Library has been accumulating for the project. The Trustees have viewed numerous area libraries for design ideas and agree that the design that most closely matches the vision of the Trustees is Atkinson's Kimball Library. The architect who designed that building now works for Lavallee-Brensinger. The firm also has a marketing department that will assist in familiarizing residents with the project and garnering support for its funding. The building will be approximately 11,000 s. f., and the intent is to have a design-build contract with a construction manager, so that a guaranteed price will be available prior to submittal of a Warrant Article to the voters.

The next step for the Trustees is to examine options for funding the project. Mr. Whitcomb advised that one option is for the Library to borrow the cash required from the town's Infrastructure Improvement fund and repay the amount over time with interest. A second option is to finance through the Municipal Bond Bank, repaying as much as possible each year from the earnings of the Infrastructure Improvement Fund. The difficulty in trying to gain approval for a bond issue, however, is that it requires a super majority to pass. The goal is to have as little impact on the tax rate as possible. Construction costs now are down 20-25%, so there is an advantage to getting the project underway quickly, and they're trying to develop a proposal that will show to voters a comprehensive plan developed to meet the town's needs for the foreseeable future.

Selectman Broderick advised that the current balance of the Infrastructure Improvement Fund's income account is earmarked to cover the 25% town share of culvert replacement projects on Great Pond and Ball Roads. Additionally, there is a project planned for replacement of the North Road culvert, and another for replacement of the present Highway Garage. These projects all were prioritized some years ago. Mr. Whitcomb pointed out that the Trustees have been trying to get a new or expanded Library for 16 years and that the present 3,000 s. f. facility is totally and increasingly inadequate. He wants the Library not to be considered an optional project. Selectman Broderick explained that the culvert and bridge projects will keep people's homes from flooding and neighborhoods from being cut off during flood periods, Mr. Whitcomb noted that flooding only occurs occasionally while the Library is available year round. Ms. Genovese noted that flooding only affects some of the town's residents while the Library is available to all of the town's residents. Mr. Broderick advised that he thinks the Library project is nearing the top of the priority list, although he can't agree that protection of residents and their property from flood hazard is less important than expanding the library. Ms. Van Dyke asked if Selectman Hart has any opinion on the subject of the new library. Selectman Hart advised that he always was of the opinion that a single bond issue to cover the Highway Garage, Library and Fire House should have been sought back when the need for the new buildings first was identified. His one concern is that the facility plans for the library may be beyond what actually is necessary and that the cost may for that reason be excessive. Ms. McDonough noted that the cost of the Atkinson project was \$1.8 M and that there is at present \$250,000± in the Capital Reserve Fund. Ms. Van Dyke asked if the Selectmen are willing to firmly commit to support of the project. Selectmen advised that it will depend on the design and funding proposals. Mr. Broderick advised that he's 90% in favor of the project at present and hopes that the Trustees will be able to develop a successful proposal. Road Agent Richard St. Hilaire cautioned that the scope of the project, i.e., going from a 3,000 s. f. facility to an 11,000 s. f. facility, may present a problem for voters. He also advised that the Trustees need to look at the bonding option even though it requires a higher percentage of voter approval, and that they will need to get the support both of the Board of Selectmen and of the Budget Committee. Mr. Whitcomb noted that, having gotten to within six votes of approval in past attempts, he's not anxious to put forth a proposal that requires 60% approval.

Recreation Building Renovations Update

Road Agent Richard St. Hilaire advised that two bids had been received for the rough electrical work at the Recreation Building on Main Street, but the bids were based on different core material, so they're going to synchronize the specifications and re-bid the project. They will be presenting the new bids to Selectmen for a decision within the next couple of weeks so that they can move ahead. Mr. St. Hilaire reminded the Board that the total cost for wiring is expected to be \$8,000, more or less.

Administrative Business

Selectmen signed appointment papers for Kathi Kelly to serve on the Recreation Department and for Leslie Hume to serve as a Library Trustee.

A permit allowing raffles at the Veterans Club during November and December was signed.

An update of the town's Safety Manual was approved and signed.

A letter from Plaistow District Court requesting monetary support was reviewed. Chief Briggs will be requested to offer his input.

Correspondence / Review of Documents

A notice of reimbursement from FEMA for the March, 2010 flood event was reviewed. The town has been awarded \$16,401.66 for expenses incurred.

Adjournment

There being no further business before the Board, the meeting adjourned at 8:52 pm and the Selectmen retired to address administrative duties.

Respectfully submitted,
Catherine Grant
Administrative Assistant