

Public Hearing to accept and expend a grant for air packs and related fire/rescue equipment.

Rick Walker is happy to announce that the Town of Barrington Fire & Rescue Dept. has been awarded a SAFER grant in the amount of \$145,040 which requires a 5% match and Board of Selectman approval to accept this grant. Broken down Federal Govt. award \$138,134 and the town portion would be \$6,906. The TA recommends the Board request the \$6,906 from the Trustees of the Trust Funds held account for fire equipment, which has \$40,037.35. The grant was written to replace our outdated air packs. The Town is looking to purchase 20 Air packs 20 spare bottles and 10 spare masks. Please know that this award is a direct result of some hard work by Lt. Tim Boodey and Capt. Jon Janelle. ***Will the Board vote to accept and expend the \$138,134 and request the balance be released by the Trustees of the Trust Funds from the Fire/Rescue equipment fund?***

Public Hearing on ARM grant. This is a \$148,000 grant to improve the ability of aquatic life to move upstream pass a culvert that currently prevents the passage of fish. There is still a \$90,000 shortfall of the total funds needed, but this grant would help bring those interested in this environmental improvement closer to the total needed. The Conservation Commission should address this matter at their meeting September 3 and will have a representative at the Board of Selectmen meeting to discuss this.

Joint meeting with Planning Board: The main topics are the Capital Improvements Plan and the Master Plan. The Boards should not get into specifics on any pending or future project since those comments should come at a Planning Board public hearing on the specific project. There is no legal guidance with this kind of a meeting as to who chairs it, so I expect it to be chaired by the Chairman of the Board of Selectmen. (RSA 676:2 only pertains to joint meetings of two land use boards). We expect to have Carrie DiGeorge of the Coalition for Workforce Housing who is helping with two community information gathering event related to the Master Plan October 21 and 23.

Board of Selectmen meeting continues after joint meeting ends.

Recognition: Kimberly Kerekes has completed the requirements prescribed by the International Institute of Municipal Clerks for Certified Municipal Clerk.

Recognition: Proclamation for Eagle Scout: Benjamin Titus is being awarded Eagle Scout later this month.

Sale of Tax Deeded Land 456 Pond Hill Road: I strongly recommend this sale be conditional upon a clean-up plan by the new owner. As such I suggest it be a sealed request for proposal for purchase in which the Town does not have to accept the highest bid, but can analyze both the clean-up plan and the bid and then accept the one the Board deems the best proposal.

Does the Board wish to put up for sale the tax deeded piece of land that was owned by Mr.

Leech on 456 Pond Hill Road with a condition that it needs to be cleaned up within 6 months of the date of sale?

American Legion Land: The Town sold land to the American Legion for \$1 that is located adjacent to the industrial development on Redemption Way. The Town retained an option to buy it back for \$1 plus the cost of improvements made by the Legion if the Legion were going to sell it. ***Does the Town wish to repurchase the property?***

Budget Schedule: Currently the Board of Selectmen is scheduled to meet October 5, 19, and 23. I suggest the Board add October 12, even though it is Columbus Day Holiday. If that is done I will plan to do the budget overview presentation on that date and start departmental presentations 10/19. ***Does the Board want to make this adjustment to the schedule?***

Various items related to a decision on the Architect and Demolition:

Architect: The Architect's building design and bid proposal includes:

1. Specifications for the bidding and procurement procedures
2. Administration of the General Contractor bid
3. Reviewing the contract for construction with you and your attorney, specifying changes or supplemental conditions, or both, to the contract
4. Add 1 estimate during the construction design phase (probably around 60% completion)

It is also important to realize the bid on the building is only part of the cost that is needed. For example the Town must have a contingency so the bid result number will be below the number that goes in the bond. The earlier estimates had over half a million in "soft costs" over and above the actual building cost, although some of that has been and will be spent on architectural fees leading up through the bid. The bid would likely not include items including furniture, commissioning, architectural costs, Clerk of the Works costs, owner's contingency, etc. The bid might not include landscaping, parking, well and septic, unless we spend to complete civil engineering so that is part of the bid package. I have been told that building construction costs in general are 5% higher than last year. If we can start in early September, the expected bid due date would be end of January, in time to amend the bond article at Town Meeting if needed.

The cost for SMP to finish the design plans and complete bidding is \$77,750. If the town is trying to complete this before deliberative session of Town Meeting, all of this would be 2015 funds. Note that SMP construction phase services will be an additional \$ 42,372 in 2016 budget or bond.

The time frame will become very tight on the architect should we wait until October to start the design.

Civil Engineer: \$10,000 to \$20,000 is needed for civil engineering depending upon what the board desires included in the building bid. The building could be bid without paving, septic, well, and landscaping and those costs estimated separately. The biggest reason BPS was over earlier estimates had to do with their very conservative (hence high) number for these items given the lack of certainty on what needed to be done.

Demolition: It will probably be a month before we have received proposals from the refined demolition specifications. Multiple lead tests were done for the old building September 2 with results expected in about a week. Results are needed before setting the scope of the demolition project. The scope could include some crush and on-site burial, which is less expensive than hauling, but that is not clear yet or that all needs to be hauled off.

Total needed: I estimate that the cost to get the new town hall proposal bid, including civil engineering so a complete project is bid is \$100,000. The projection for demolition is less clear, but I would currently estimate it at \$85,000.

Funding Sources: There is \$50,000 in the demolition line. (Exec 4130-09-4891).

Library Design money (Exec 4130-09-4893): The Library trustees have indicated willingness to let the town use the \$25,000 set aside for library design with conditions. Email from Ron St. Jean regarding Trustees of Library

At our August 18 meeting, the Library Trustees considered the Selectmen's question about using the \$25,000 designated for preliminary design of a new library for other town hall construction related purposes. After much discussion, the Trustees formulated the following position: The Trustees would support using the funds to enable the demolition of the existing town hall building, and removal or grinding of the demolition debris. Since neither a new town hall nor a new library can be built on the site until that is done, the Trustees feel that accomplishing the removal of the building would be a positive step toward construction of the envisioned municipal campus. Library Trustee support for repurposing those funds for town hall demolition would depend on the Board of Selectmen voting on the record to do the following: 1. Commit to the demolition of the existing town hall building by the end of 2015; 2. Specify that the Library Trustees will have unrestricted use of the portion of the lot previously agreed upon for the construction of a new library building; 3. Support the Library Trustees putting \$25,000 in the library's 2016 budget, to be used for preliminary design of a new library building, replacing the money that was designated for that purpose

this year. Trustees would welcome the opportunity to discuss this proposal with the Selectmen at your next meeting.

The Board of Selectmen cannot be sure the Town will be able to accomplish #1 since we have not completed the lead study to get a final demolition cost. Also the Board cannot bind a future board regarding #2. A future Board of Selectmen could change its mind regarding the use of the land just as a future Library Trustees Board could change their plans. The Board could indicate it has a commitment to the points expressed with those caveats.

There are several lines that I project will have unspent funds: As you know, we have tightened up and reduced some of the lines from prior years that were underspent and reduced some of the requests that in the past gave us greater flexibility. I project \$25,000 unspent in General Assistance, \$10,000 unspent in Dam repair, and \$10,000 in the fuel line. We are getting a Health Insurance premium holiday of \$40,000, meaning our employee benefits lines across almost all the departments should be under by that total amount. I also anticipate saving \$5,000 in police chief net salary with an interim. While highway paving projects were completed as planned, we may not get to some of the other work in that line including \$40,000 in grinding stumps at the Highway facility, \$35,000 in crushing material behind the Highway Garage for gravel and \$35,000 to do roadbed work on Juniper. We will know better towards the end of the year, but there can be savings in the road line to bring us the total needed for the design/bid and demolition.

Some of the savings may be needed to offset a couple of lines that anticipate that will be well overspent. Our legal lines are likely to be overspent by \$10,000, primarily because of the suits and other actions regarding the proposed gas station. Our electric lines in government buildings could be over \$8,000. There are some other lines where we are looking at smaller surpluses and deficits.

Although we anticipate \$30,000 in Federal reimbursement for a snow storm earlier this year, we are already overspent by \$29,000 for winter contractors. If the Federal money arrives in 2015 calendar year, it can reduce the over-expenditure of that line, but if it does not arrive before December 31, 2015 we cannot use it to offset 2015 expenditures. I would anticipate we may dip into the snow emergency money for over-expenditures even if the money comes from the Federal government in time because of this and other winter maintenance lines, depending upon what happens with snow treatment lines through the end of 2015.

I personally think that demolishing the building is more important than completing and bidding the design for the new building, but based on these numbers it does appear we can find the funding to do both. I would suggest that near year-end we might yet be able to release some of the money to the Library depending upon how the other lines go, although that money

would have to be committed in 2015 and spent before April 1, 2016. The demolition was in the 2015 operating budget and while the cost is higher than anticipated, it was disclosed to voters and explained repeatedly at public meetings. In budgeting we use our best estimates, but if we are going to try to budget tightly, it means about half the time we will need to spend more than estimated, which is the case with this. ***How does the Board want to proceed?***

I request a recess for discussion of labor negotiation strategy that is not open to the public (RSA 91-A:2i(a)) after the rest of the agenda is completed.

Information:

Planning Board member sent violation of Site Plan Regulation letter: The Town has sent a letter to a long-time member of the Planning Board indicating that he has violated the Town's Site Plan Regulations, demanding he come before the Planning Board for site review and ordering a cease and desist on use of the unauthorized improvement.

Bethel Vermont Fire Department: The Fire Chief has requested the ability to loan/donate material to help this department which burned down. I believe there are a lot of departments between here and there which will already be doing so and am unsure of just what they need that we can provide and has not yet been offered to them.

Jake Brakes: Mr. Heller wanted it discussed again. Staff and I do not recommend we proceed for these reasons:

1. Concern if there were an accident and the drivers blamed it on inability to use all the truck's braking ability.
2. Concern on how it could be enforced (who would be out there watching)
3. Concern on whether we could validly enforce it (do we have jurisdiction)?
4. Concern regarding emergency vehicles and snow removal equipment needing an exemption.
5. Is this a valid concern for all town roads or just a reaction to an isolated event.
6. There is a cost for each road for posting that was covered by the ordinance.
7. What criteria would be used to evaluate the need if additional roads were requested to be added to the ordinance?
8. Would there be an exemption if a private contractor was working on a road and his truck did not have the capability to deactivate the Jake brake.

Granting an easement on Renna & Lehey property to the Forest Society: This will require a vote of Town Meeting. The Board voted to go ahead with the purchase of the Renna property (when sufficient funding was raised) on 7/28/14, and voted to accept \$1000 from PREP for it on

5/4/15. The town owns the property but cannot give away the property easement to the Forest Society without a town meeting vote.

Berry River Road and Long Shore Drive: There is no easy solution for these private roads, but the only realistic option for governmental maintenance that does not cost the residents millions is the emergency lane provision. This allows the Board of Selectmen to provide some maintenance for the road to assist in police, fire and EMS providing services. It does not have to be brought up to Town standards. RSA 231:59-a, III requires the owner of the road and everyone with a legal interest (including all property owners on the road and any mortgage holders) receive notice for it to be declared an emergency lane. If anyone with a legal right to deny permission then this cannot happen. RSA 231:59-a, II leaves the ultimate decision to the Board of Selectmen, even if everyone with a legal right agrees. At any point in the future the Board could without notice stop maintaining the emergency lane. While this would be the least expensive for the residents on the road, it would be the most expensive for the rest of town. In the past the Board has rejected such requests since there are so many private roads (166) and Class VI roads (24) for which this creates a costly precedent. We have about 100 roads that we maintain.

Computers: In 2011 we bought 19 new computers for the Town Offices. We have replaced 4 over the past 18 months because of performance issues. We anticipate replacing 3 or 4 more this year because of issues. I anticipate over the next 2 years many of the rest of them will be replaced. Our server was bought in December 2012 and should last 2 more years. Staggered replacement at this time will result in a smoother replacement schedule in the future.

Department	User	System Type	Date
Admin	Finance Director	Tower	Feb-11
Building	Code/Bldg AA	Tower	Aug-11
Land Use	Landuse AA	Tower	Aug-11
Town Clerk	TC window	Tower	Aug-11
Town Clerk	Dept TC	Tower	Aug-11
Selectmen	Rev/Recep/Cem	Tower	Aug-11
Tax Collector	Dept Tax C	Tower	Aug-11
Tax Collector	Tax C window	Tower	Aug-11
Tax Collector	Tax C desk	Tower	Aug-11
Highway at Town Office	Highway	Tower	Aug-11
Selectmen	Sel Assessing	Tower	Aug-11
Admin	Town Administrator	Laptop	Aug-11
Election	Supervisors Ck list	Laptop	Aug-11
Highway Garage	Highway	Tower	Oct-13
Selectmen	Sel AA	Laptop	Aug-11

Building	Dept. Code/BI insp	Tower	Nov-12
Assessing	Assessor	Tower	Nov-12
Town Office Server		Tower	Dec-12
Welfare	Caseworker	Tower	Nov-12
Building	Code/BI inspect	Tower	Jul-13
Land Use	Planner	Laptop	Aug-14
Town Clerk	Clerk in TC office	Tower	Mar-14
Town Clerk	T Clerk office	Laptop	Aug-14
Admin	Bookkeeper	Tower	Aug-15