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**Town of Grantham – Board of Selectmen  
Public Bond Hearing Minutes  
Wednesday, February 4, 2015**

The bond hearing was called to order at 5:05pm on February 4, 2015 by Chairman Warren Kimball. The meeting was held in the Grantham Town Building, Lower Level at 300 Route 10 South, Grantham, New Hampshire.

Present were: Chairman Warren Kimball; Selectman Constance Jones; Selectman Ken Story; Town Administrator Melissa White; Administrative Assistant Ann Jasper; Police Chief Walter A. Madore, Sr.; Fire Chief Jay Fountain; Transfer Station Supervisor Chris Scott; Town Clerk/Tax Collector Rita Friedman; Road Agent Jeff Hastings; Athletics Director Marsha Googins; Activities Director Jamielynn Garland; Ed Jenik; Jan Jenik; Andy Schmidt; Judy King; Bob Lewis; Katrina McCurley; Michael C. West; Bob MacNeil; Patricia MacNeil; Lorie McClory; Bob McCarthy; Beverly Marshall; Rae Tober; Beverly Goring; Heather Grohbrugge; Wendi Grant; Jeff Walla; Missy Walla; Barbara Jones; Sandra Noordsy; Sheridan Brown; David Cullen and others

**PUBLIC HEARING IN ACCORDANCE WITH CHAPTER 33 OF THE MUNICIPAL FINANCE ACT, TO DISCUSS THE PROPOSED ISSUANCE OF A BOND OR NOTE IN EXCESS OF \$100,000**

Town Administrator Melissa White announced that this Bond Hearing was advertised in the following manner:

- Town of Grantham website on January 24, 2015 (homepage & community calendar)
- Town of Grantham listserv on January 24, 2015
- Dunbar Free Library listserv on January 24, 2015
- Paper notice at the Dunbar Free Library on January 24, 2015
- Paper notice at the Grantham Post Office on January 26, 2015
- Valley News on January 27, 2015.

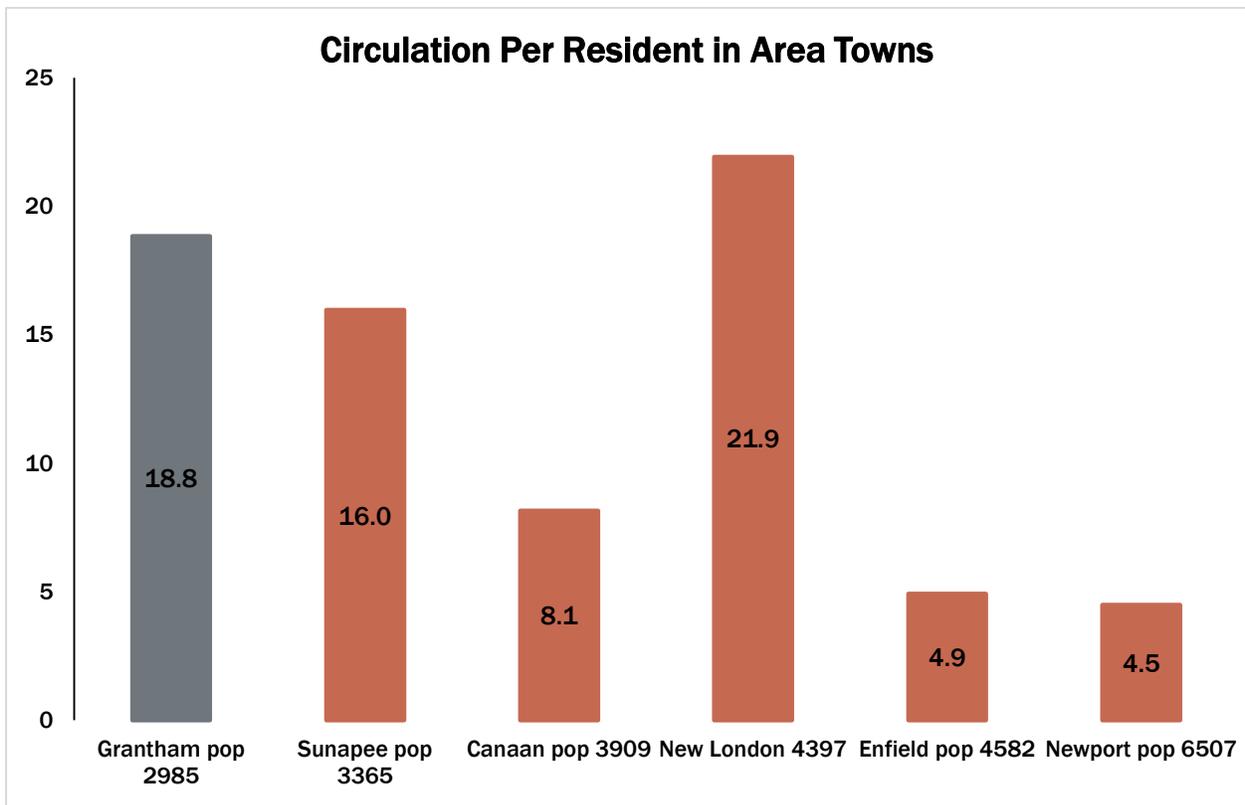
Katrina McCurley, Chair of the Dunbar Free Library Trustees, read the following Town Warrant:

To see if the Town will vote to raise and appropriate the sum of nine hundred fifty three thousand nine hundred seventy eight dollars (\$953,978) for the purpose of renovation and addition construction, including site work, landscaping and parking lot expansion, and equipping and furnishing to the Dunbar Free Library. Two hundred sixteen thousand five hundred dollars (\$216,500) to come from library capital reserve and two hundred forty two thousand four

**APPROVED**

hundred seventy eight dollars (\$242,478) to come from private funds the library has custody of. Further to authorize the issuance of not more than four hundred ninety-five thousand dollars (\$495,000) of bonds or notes in accordance with the provisions of the Municipal Finance Act, RSA 33:1 et seq. as amended; and to authorize the Selectmen to issue, sell and deliver said bonds or notes and to determine the rate of interest there on and to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; and to authorize the Selectmen to take any other action or to pass any other vote relative thereto. **2/3 Ballot vote required. Recommended/Not Recommended by the Selectmen**

McCurley presented the following chart from a PowerPoint presentation to show how much Grantham Loves its library:



McCurley added that the Dunbar Free Library has over 2300 active library cards which means that more than 85% of Grantham is using the library.

McCurley informed that the library started in 1883 with 360 books placed in the corner of Town Hall and in 1900, the land and money for the building was donated by Lorenzo Dunbar. She said in 2009, a community survey expressed the need to expand the library and it was at that point they began fundraising with several large donations including benefactors of the friends of the Dunbar Free Library and continued fundraising with grants, etc.

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McCurley continued with the PowerPoint presentation which showed pictures of the limited space at the current library including the kitchen being located in the bathroom. Some of her key points were:

- All of the space has been utilized as much as possible which causes more clutter and makes it difficult to get around. As a result, they must remove items that haven't circulated in two years from many parts of the library while the industry standard is five years.
- Anyone with a walker, wheel chair or a stroller cannot get down the aisles and turn around and less than 1% of their adult shelving and 50% of the children's collection is accessible to the handicapped.
- Since the last renovation completed in 1999, there has been a population growth and more families with children have moved into the area.
- In 2005 they added a part time children's librarian but they were forced to limit enrollment in the programs due to lack of space and also no one can access materials in that part of the library when a program is taking place.
- There is one operational space in the library which was designed for one person, the Director. This space is currently being shared by two people and contains the rest of the staff's items so they have been forced to move some the operational needs into the physical part of the library.
- The kitchen is in the bathroom. She showed a picture of the small refrigerator located between the toilet and the sink in the bathroom and explained this is where lunches and food for children's programs are stored. She added that staff has no place to take a break.

Ed Jenik, Treasurer of the Dunbar Free Library Trustees, showed the following plan for the Library expansion and explained each part:



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Jenik presented the following breakdown of costs and expenditures as of December 31, 2014 and added the \$263,819.00 was all from private funds:

	Cost	Spent
• Property Acquisition	\$184,679	\$184,679
• Building Demolition	\$ 3,622	\$ 3,622
• Architecture Fees	\$ 85,850	\$ 70,950
• Miscellaneous Legal Fees	\$ 1,500	\$ 552
• Fund Raising Expenses	\$ 4,500	\$ 4,016
• Site/Building/Furnishings	\$937,646	\$ 0
• Total	\$1,217,797	\$263,819

Jenik showed the following as how they plan to fund this project:

▪ Private Gifts/Donations/Pledges	\$499,428		
▪ DFL Town Reserve Funds	\$191,500		
▪ Sub-Total	\$690,928		
▪ Additional Private Funds	\$25,000		
▪ 2015 Town Funding	\$25,000		
▪ Proposed Bond	\$495,000		
▪ Sub-Total	\$545,000		
▪ <b>Total</b>	<b>\$1,235,928</b>		
▪ Private funding	42%	Public funding	58%

Jenik presented the following to show what the investment of the residents of Grantham will be:

**Assuming:**

- \$495,000 bond issue
- 3% interest rate
- Same town-wide assessment as 2014
- A property valued at \$250,000

Years	Tax Rate Impact	Cost Per Year	10 Year Total
10 years	\$11.22/\$100,000	\$28.50	\$280.50
or \$2.34/month for an expanded library			

## APPROVED

Bob Lewis, Trustee of the Trust Funds, stated there are two library capital reserve funds, one for library expansion and one for repair, and the totals indicate that they will be using both funds for this project now and wanted to know if spending repair funds has been reviewed with the auditor and the DRA to make sure that they are okay with the repair fund being used for that. Jenik said when the expansion is done, a new roof will have been put on the building. White told Lewis that she had explained this to the Library Trustees.

A resident asked how they are going to recognize all the people who have donated to the project. Jenik said they are still working on that and are considering different options.

A resident pointed out that the library budget is going from \$186,769 (2014/2015) to \$191,837 (2015/2016) and asked if the increase reflects the added operational costs for the larger building after the renovation. Jenik answered yes. The resident asked if they did a 5 or 10 year plan of projected operational costs. Jenik said they did not.

Bob MacNeil asked the Selectmen if they had an opinion on this. Chairman Kimball said they support it and noted that the library has made a good effort to raise money and they have raised a substantial amount to date. Bob MacNeil said its noteworthy that the Selectmen didn't make any mention that the CIP Committee reviewed this and made a recommendation to the Selectmen and although it's not appropriate for him to say what that was, asked if the Selectmen thought it would have been a good idea to mention what the conclusion of those reports were. Chairman Kimball said they would be happy to do that. MacNeil continued that when the Library Committee came to the CIP two years ago, they said it was none of the CIP Committee's business because they were going to raise the money privately, last year they indicated the same thing and they already got their \$25,000.00 from the Selectmen. He said the problem he had with it this year was that the town built an eight million dollar school so there was more room for the kids and then built this Town Hall to be used for a similar situation but he understands that it's too noisy in Town Hall so the kids couldn't spend any time here. He said it's beyond him how there is not enough room in an eight million dollar school to accommodate the kids. He also said that in 1999 when the library put on its last addition, the ADA was in full effect. Jenik responded that the addition was not big enough to qualify so they were grandfathered. MacNeil told Jenik that they had the opportunity to bring the library up to ADA compliance and they didn't do it. He also suggested that they could expand the parking lot where the building was torn down. MacNeil reiterated that he does not understand why a town with 2300 people with an eight million dollar school renovation and a Town Hall that has a big room has to now expand the library for a children's center. He said the tax rate keeps going up and asked when is it going to stop. Jenik responded that they don't know if they can use the school library but they don't want toddlers to have to cross a busy road and he doesn't know about town hall use but said it would be a little difficult to transport all the libraries' products over here. He informed that they are planning to have 30 parking spaces including two handicap spaces.

Sara Lang, a Library Trustee, said she can appreciate how expensive the school addition was but said the library is different because it is for children of all ages, not just elementary age children,

## APPROVED

it's for community members whose children are too young to go to school or for people whose children are in private school or are home schooled.

Bob MacNeil said his only question on the operating expense was what the percentage of increase in size it will be. Jenik said they are going up 40%. MacNeil said the increase in their budget doesn't reflect that. Jenik clarified that the new addition will only be open for four or five months in that fiscal year so it is accurate.

Marsha Googins, Athletics Director, asked Jenik if anyone had approached the school to inquire about its use for the children. She said the Principal and the School Board are encouraging the use of the building for all children whether or not they are students there. McCurley said the problem is that it can't be used during the school day when the school children are there and they were told that after school, the after school children have priority over the library and the gym and then the athletic clubs have it. She said they have used it for special programs and have held special events there but it's closed to them most of the time. Jenik noted another problem is that the children are using the libraries resources and they can't move all the resources to the school.

Barbara Jones said she did not have a question but expressed her support for the library renovation. She said she had been part of the fundraising and believed there will be a lot more effort at private fundraising.

Jan Jenik stated that she agreed with Barbara Jones.

Grantham Representative Andy Schmidt urged the Selectmen to recommend that we proceed with the library project. Schmidt mentioned the tax rate in Claremont being at \$41.00 per thousand and said Grantham is about half that. He also said that when educated people look for a place to live, they look at schools and public facilities because they are not just buying a house, they are buying a community. He continued that Grantham has invested in its infrastructure and the property values have been relatively stable compared to other communities in the state.

Town Administrator Melissa White read an email from resident Nicole Mason:

“I am writing to voice my support for the library bond and urge the selectmen to vote for it. I am unable to attend the bond hearing due to work commitments, so I ask that you please share this with the selectmen before they vote on the bond.

Since I moved to Grantham two years ago I have been part of a terrific group of people who have been diligently working to raise money for the expansion of Grantham's own Dunbar Free Library. This group has organized several fundraising events, from a Harry Potter science event to a Made in Grantham Art Auction, among others. I am proud to say that we have raised almost half the money needed to complete the expansion. The

## APPROVED

group's persistence and passion for the library proves that it is a valued resource in our community.

Libraries aren't just about books anymore. The library offers programs for all ages that bring people together, as well as other resources such as DVDs, board games, and online subscriptions. Currently the library is limited in what it can offer due to lack of space. Class sizes are limited and some people must be turned away due to space restrictions. Even the library fundraising group had to seek an alternate location for meetings due to lack of space at the library.

In voting for the library bond, not only would you be growing a valued community resource, but you would also be supporting all the people who have already given their time and money to the library expansion project. It is the people and their efforts that make Grantham a great place to live with a lot to offer. Your support will allow us to do even more.”

Beverly Goring suggested donating \$350.00 for a sign in front of the library which would state how much has been raised and how much needs to be raised as a marketing tool.

Grantham Representative Andy Schmidt stated the nation and the state are going to be moving towards universal prekindergarten because the data has shown that children who are exposed to literacy skills early in life succeed much better in school which solves some of the drop out problems. Schmidt said that is like the de facto program that is already in our library.

Bob MacNeil said he thinks the library is doing wonderful things but reiterated that his concern was about the cost. He spoke about the tax rate from when he moved to Grantham forward and about business and private sectors.

### ADJOURNMENT

There being no further business, Selectman Jones moved to adjourn, seconded by Selectman Story; *by unanimous vote, the Board adjourned at 5:44 pm.*

Respectfully submitted,



Ann Jasper  
Administrative Assistant