

Welcome
Introductions

- **Article 11:** Are you in favor of the town raising and appropriating the sum of \$975,000 to partially fund the design, construction and furnishing of a new town library at Sargent Road and Route 11 (Parcel ID 0129-0043-0011) as approved in Article 6 in March 2012 Town Meeting, and to authorize the issuance of a bank note of not more than \$ 975,000 in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectboard to issue and negotiate such a bank note and to determine the rate of interest thereon. (3/5 majority vote required – SB2) Recommended by the Board of Selectmen

Why we are here!



- Sunapee is building a new Abbott Library

What happens to the old Abbott Library?

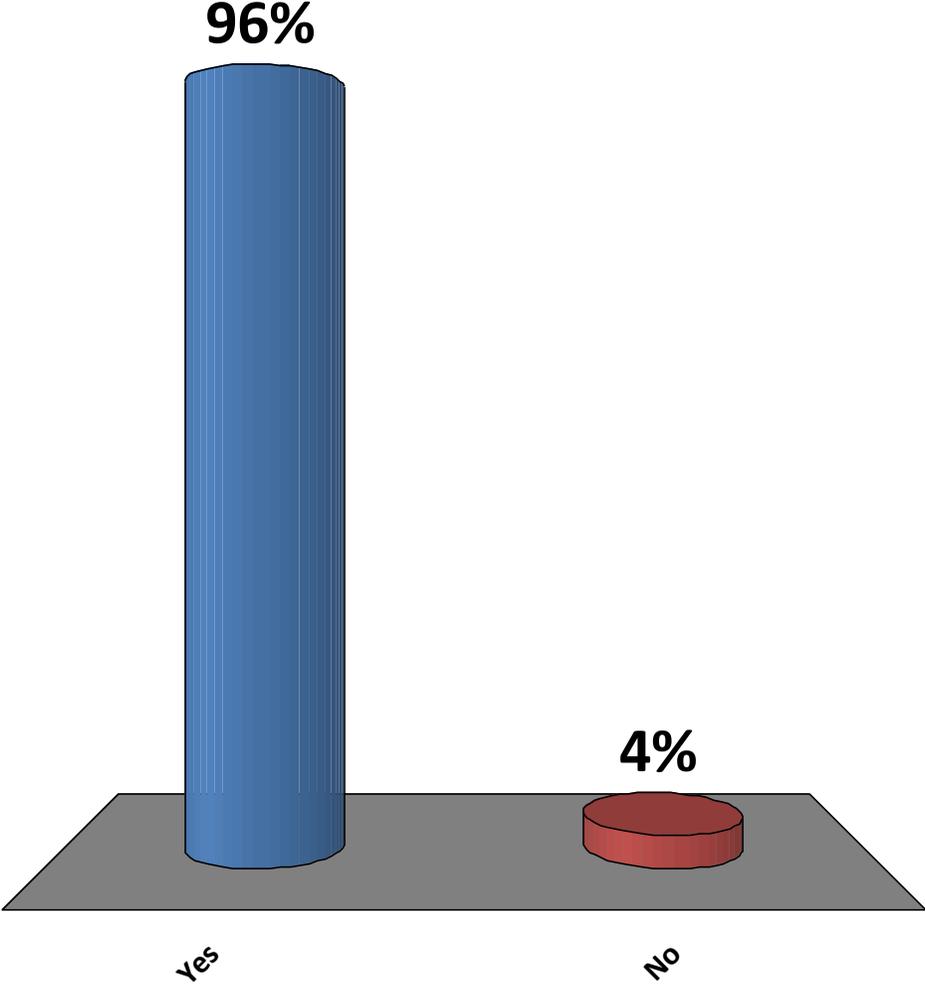


How to operate your polling device

- There is no turn on/off. They are just on.
- Wait for Michael to tell you to go ahead and vote.
- The buttons are identified for either 1 or A on the same button, 2 or B on the second....etc.
- Each polling device will only vote once.
- When you press your choice you will see the green light blink and your answer will be displayed on the small LED square. If you don't like your answer go ahead and change it. The one last showing in the LED will be the one counted.
- Please return the polling device at the end of the session, we have to pay \$49 for any not returned.

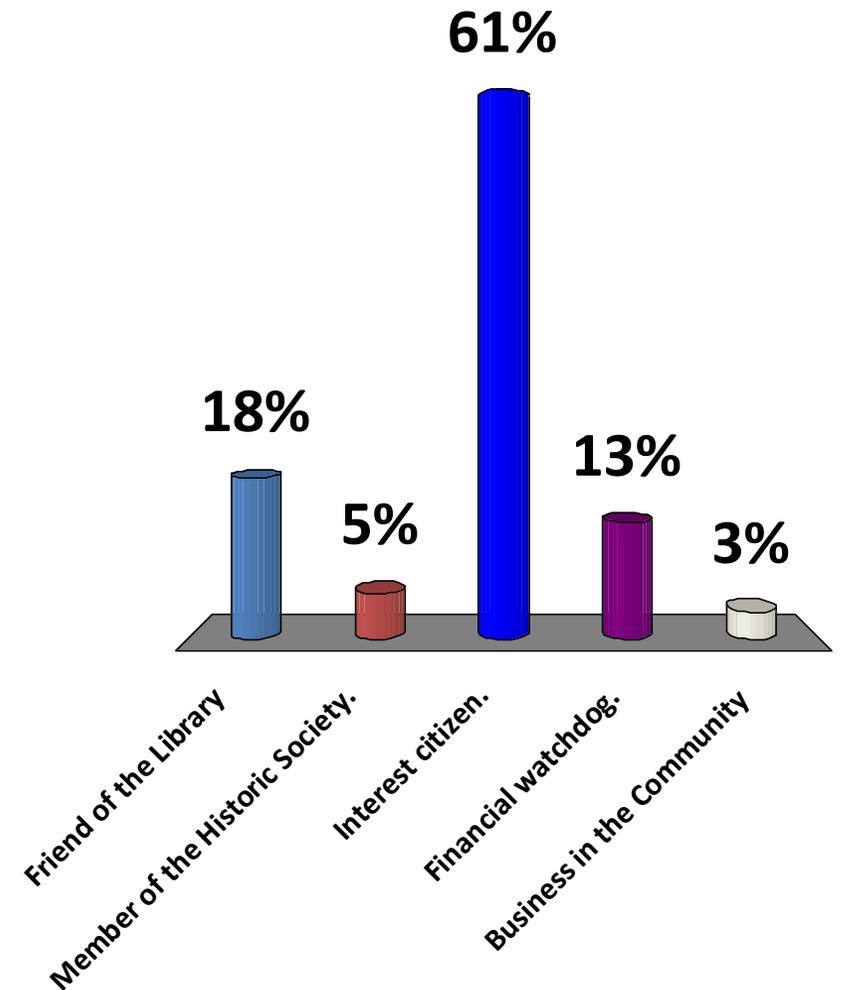
Are you a Sunapee Voter?

- A. Yes
- B. No



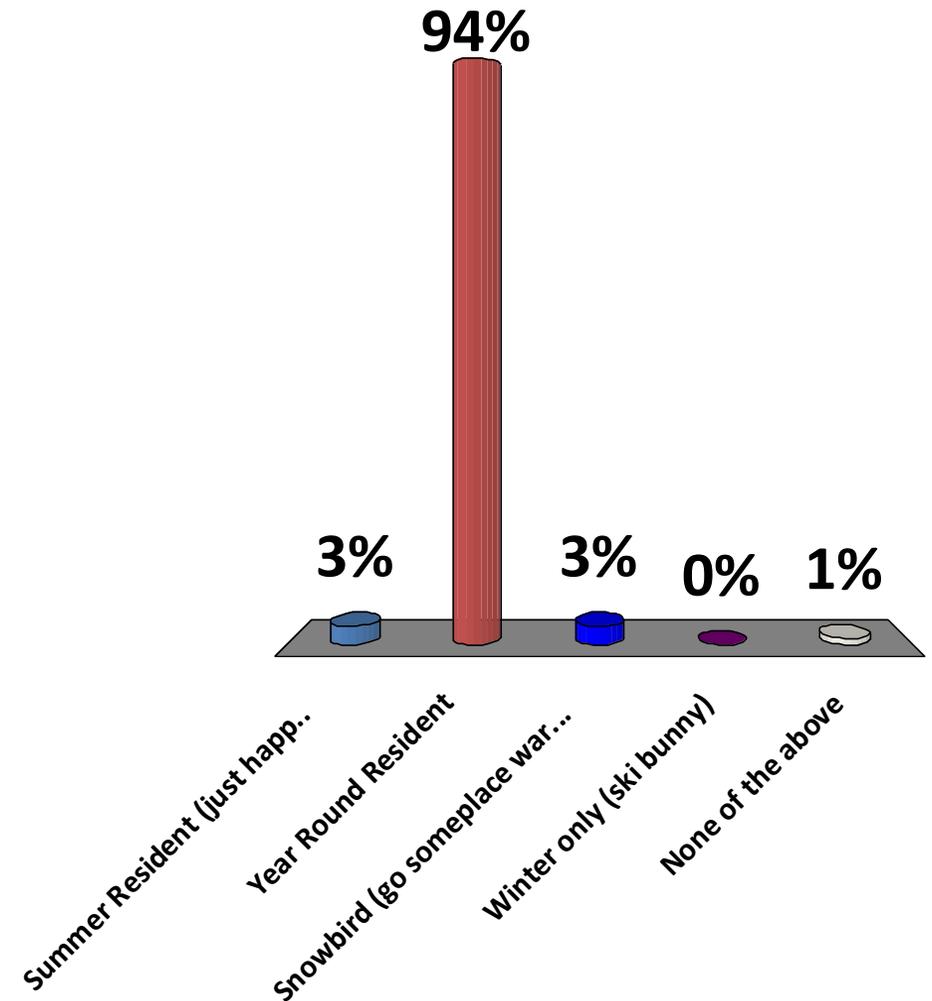
What brings you to the meeting tonight? (Select the one that most represents your interest)

- A. Friend of the Library
- B. Member of the Historic Society.
- C. Interest citizen.
- D. Financial watchdog.
- E. Business in the Community



How would you describe your residency here in Sunapee?

- A. Summer Resident (just happen to be here tonight wishing for summer)
- B. Year Round Resident
- C. Snowbird (go someplace warm in the winter months)
- D. Winter only (ski bunny)
- E. None of the above



History of Sunapee's Library

- Sunapee began its library in 1892 with a state grant of \$230 and \$50 from the Town. This library was located in “Chase’s Store” which, at the time, also housed a small grocery and the town post office. The first librarian presided over 300 volumes of fiction, reference and children’s books
- In the June of 1926, the new Abbott Library was opened at the corner of Main Street and Route 11, with 2,304 square feet. The land was purchased and the original building established from a bequest from Almeron “Burpee” Abbott and his wife Martha. \$11,810 was the amount of the gift and the town appropriated \$3,000 to establish the New Abbott Library. **80% private 20% Town**

History Continued

- In late 1950's the library was remodeled to include the basement area as a children's room and meeting room. This remodeling did not add additional space.
- By 1980 the collection was nearly 9,000 volumes and services were expanded to include large print books, audio books and children's story time, summer reading program, puppet shows, interlibrary loans and copying services.
- In 1984, with the collection at 13,600, the Mabel Davies wing was added to the original structure expanding the space by 50% (1,152 sq ft) to a total of 3,456 square feet. This was done with private donations in the amount of \$48,300 and Warrant article for Town funds of \$28,830 (Revenues of the town for Federal Revenue sharing and general taxation) **63% private 37% town**



Library Lot
Tri Town, NH

1 Inch = 61 Feet
January 28, 2014



www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Apportionment of value of building

- Private donations
 - 80% from base building
 - 63% from addition
- Town Taxes contributed
 - 20% from Base Building
 - 37% from addition
- Calculations are overall Private 71.5% and Town 28.5%

Mrs Abbott's last will & testament

- States “to the town of Sunapee, NH., in trust for the following purposes;- If a library building has not been erected in the Village of said Sunapee at my decease, said bequest shall be used by the selectmen of said Sunapee in conjunction with the Trustees of Sunapee Public Library in the erection of a library building in said Village, in which building shall be placed some suitable memorial to my late husband, Almeron B. Abbott. If at my decease a library building has been erected in said Village, said bequest to be safely invested and the income to be paid to the trustees of said library to be used by them in the support and upkeep of said library, the fund to be known as the “A.B. Abbott Fund”.”

What this means to figuring out what happens to the building?

- Just for clarification: We have a legal opinion that discusses decisions before moving to the new library but unless the building is to be used for library purposes, voters must be asked and by the time the next warrant comes up to ask the voters, the new library will be inhabited.
- After the move and the library is no longer used as a library, it becomes “regular” town property, subject to the restrictions on use as a library. This means that the selectmen, not the trustees, may determine the building’s future.

Three Choices we have discussed.

- Sale of the property: Selectmen go to town meeting for voters to approve sale subject to the percentage of the purchase price that must be paid to the trustees. If proceeds don't go to construct library, may need to ask the court.
- Lease of the property: Selectmen can lease out the space. This should only occur after the town has purchased the library interest with approval of AG's office and may need court approval.
- Town Use: Sale of the library's interest to the Town, Selectmen would go to town meeting to raise and appropriate funds for the library percentage to buy out the trustees. If the trustees are not going to use the proceeds to construct the new library, may need to ask the court.

- For clarification, whatever choices the Town decides to move forward with, the court will probably have to be asked if acceptable.
- More than one choice could be asked of the court.
- End result would be to know what the court could support prior to the warrant article going on the ballot.

STEPS TAKEN TO DATE

Board of Selectmen asked Trustee's what they would like to see done with the old building.....

1. The old Abbott Library building and the associated land be appraised and sold at fair market value,
2. That the Library's 75% equity interest realized from the sale be used by the Library Trustees to expand the new library by adding a Meeting Room to the building,
3. That the remaining 25% of the sale proceeds be made available by the Selectboard to the Library Trustees as additional funds for the construction of the Meeting Room, (It is noted that two previous Selectboards voted, once on September 27, 2004 and again on October 23, 2006, to turn over 100% of the proceeds of the then proposed sale of the old library building to the Trustees for the building of the new library),
4. That the Trustees raise whatever remaining funds are needed to complete the Meeting Room from private sources.

Excerpted from the Library Trustee's Minutes

4.10 PERMITTED USES - All districts.

The following uses are permitted in each zoning district, subject to the other provisions of this ordinance. Whenever a use is permitted by right or special exception in any district, it may be used in conjunction with any other permitted or special exception use in that district. All uses are subject to other provisions of this ordinance:

Village Commercial District – (VC)	
Permitted by Right	
Accessory Uses	Municipal Buildings & Facilities
Assembly Halls	Museums & Galleries
Banks	Nursing & Convalescent Homes
Bed & Breakfast, Tourist Homes, Inns, Lodging & Boarding Services	
Playhouse/Performing Arts/Theatre	Post Offices
Churches	Professional Offices & Clinics
Day Care	Restaurants (excluding Drive-in Restaurants)
Funeral Homes	Retail (up to 15,000 SF)
Home Business	Schools (Public & Private)
Home Occupation Services	Laundromat & Dry Cleaners
Shopping Centers (up to 15,000 SF)	Motels & Hotels
Single-Family Dwellings	Multi-Family Dwellings (3 to 5 Units)
Two-Family Dwellings	
Permitted by Special Exception	
Accessory use/wind generation systems (Adopted 3/10/09)	
Auto, Boat & Engine Repair Shops	Veterinarians
Marinas	Yards, (Lumber, Etc.

Village Residential District – (VR)	
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HISTORICAL SOCIETY

EXPRESSED IN WRITING TO THE BOARD
OF SELECTMEN THAT THEY BE
CONSIDERED FOR THE USE OF THE
BUILDING

MOVE THE BUILDING

SELECTMAN GALLUP SUGGESTED THAT
THE BUILDING COULD BE MOVED TO THE
BACK OF THE LIBRARY SITE FOR USE.

SUNAPEE SCHOOL DISTRICT HAS EXPRESSED
INTEREST

KEEP THEM IN MIND FOR TOWN SPACE
NEEDS

GRANITE HILL SCHOOL

LETTER OF INTEREST FOR RENTAL WHILE
BUILDING THEIR OWN FACILITY

MUNICIPAL USE

DURING BUDGET PROCESS, DEPARTMENTS WERE ASKED IF THEY NEEDED ADDITIONAL SPACE

- WATER AND SEWER COULD HAVE NEEDS IN THE FUTURE FOR SOME OF THE SPACE
- TOWN MANAGER BROUGHT UP THE THRIFT SHOP WOULD NEED SPACE DEPENDING ON WHAT HAPPENS TO HARBOR HOUSE LIVERY

Other Suggestions

- Council on Ageing
- Food Pantry
- Info Center
- Keep character of building
- Cultural Center
- Art Gallery

VALUE

- DISCLAIMER: If building were to be sold a survey and appraisal would be obtained to start with the sale price of highest and best use.
- For purposes today, we will use assessed value from the Town of Sunapee records
 - Building \$250,400
 - Land \$ 98,400
 - \$348,800

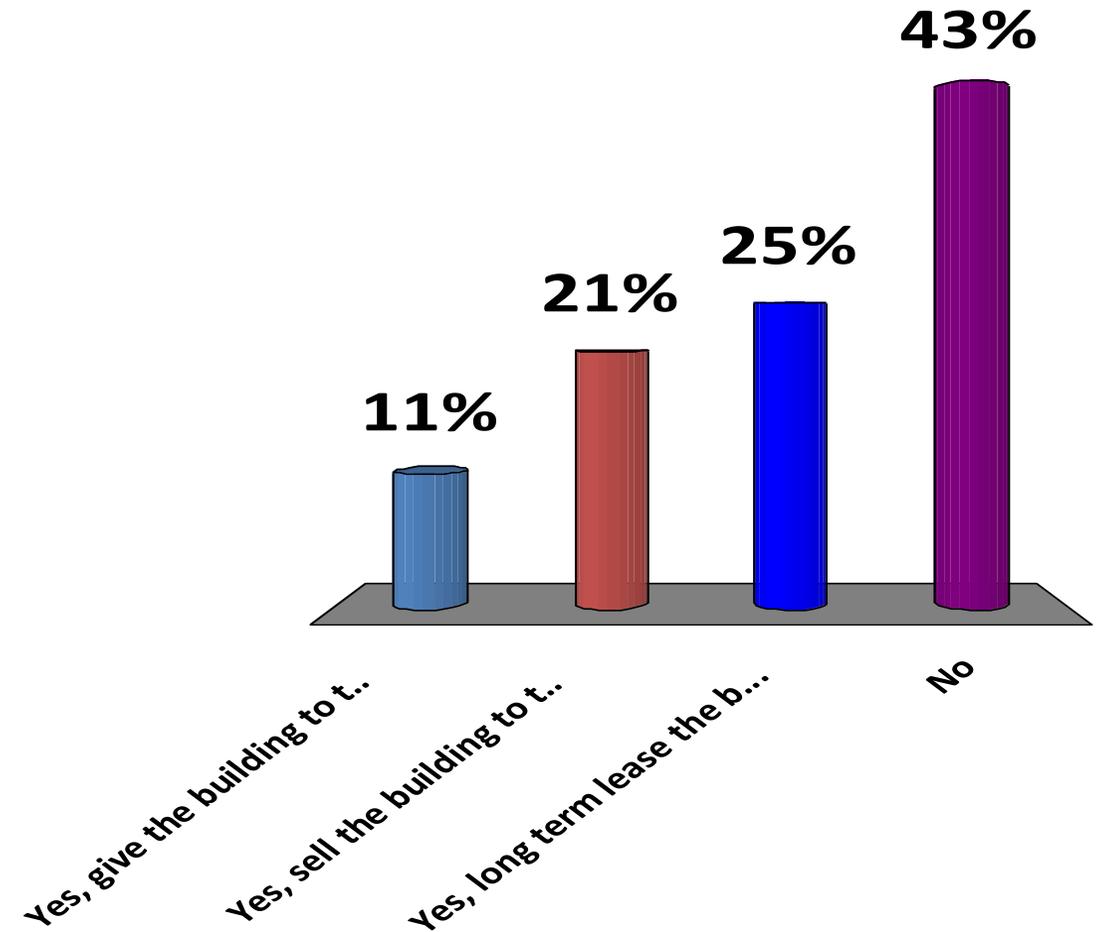
\$348,800 WHAT WOULD 71.5% OF COST BE?

- \$249,392 WOULD BE 71.5%

- \$99,408 WOULD BE THE REMAINING 28.5%

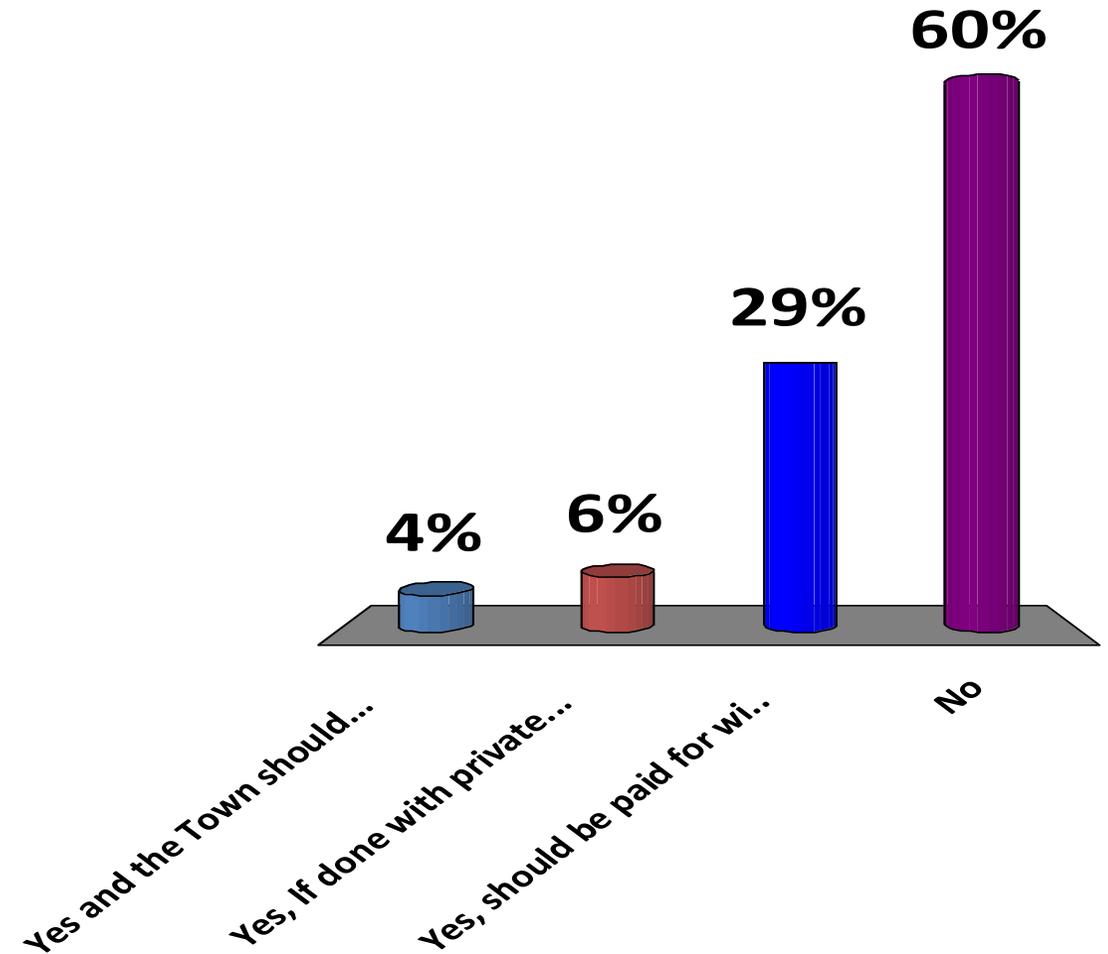
Do you think the Historical Society should be in the old Abbott Library building?

- A. Yes, give the building to the society
- B. Yes, sell the building to the society
- C. Yes, long term lease the building to the society
- D. No



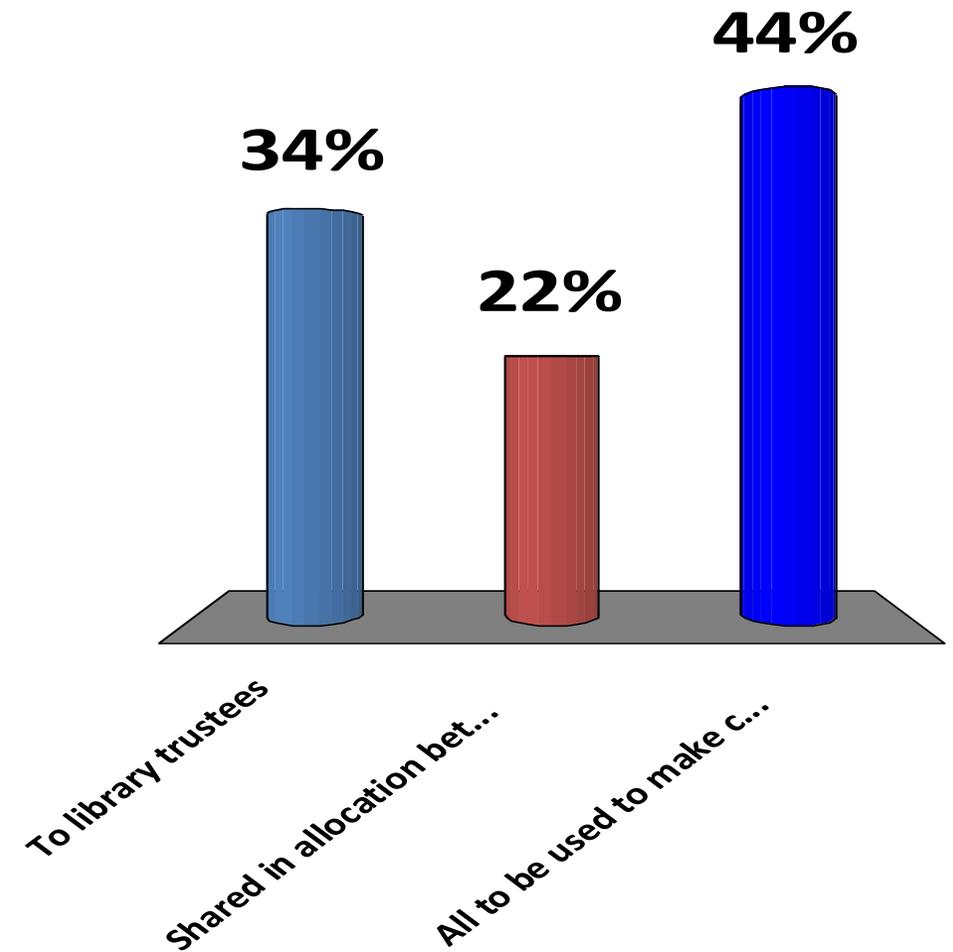
Do you support moving the building to the rear of the lot that the new Abbott library is being built on?

- A. Yes and the Town should pay for it
- B. Yes, If done with private donations
- C. Yes, should be paid for with the sale of the land
- D. No



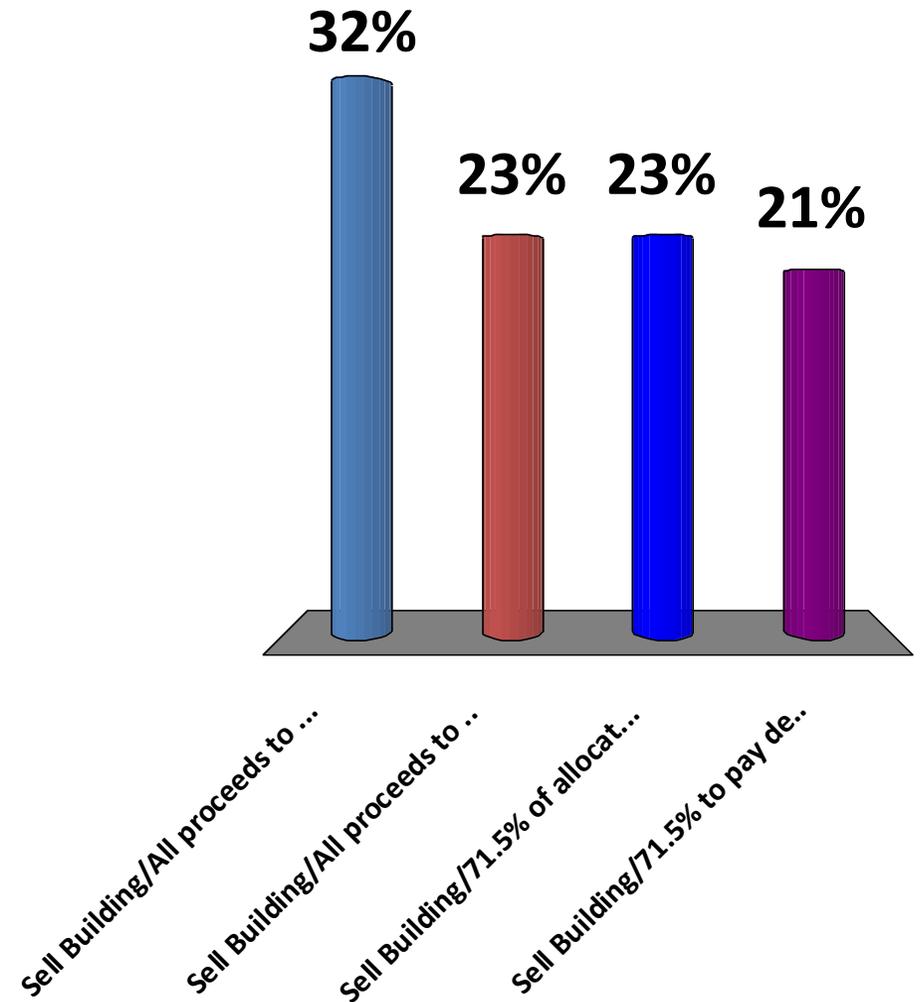
If the building is moved, proceeds from the remaining land should go to.....

- A. To library trustees
- B. Shared in allocation between library trustee's and general fund
- C. All to be used to make continuing loan payments on the \$975,000 library loan



If the town were to decide to sell the building which of the following do you prefer? (all proceeds = sale price - expenses)

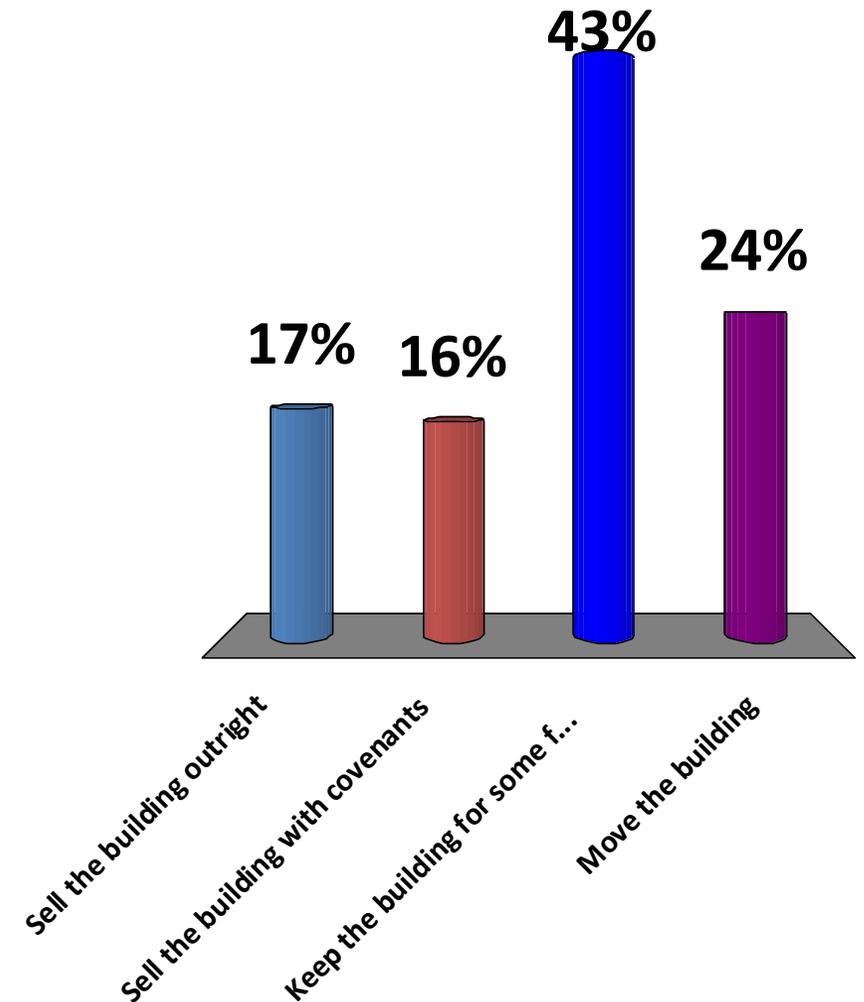
- A. Sell Building/All proceeds to Library Trustee's
- B. Sell Building/All proceeds to be used to defray loan payments
- C. Sell Building/71.5% of allocation to Library Trustee's rest to General Fund revenue
- D. Sell Building/71.5% to pay debt on loan.



OTHER IDEAS FOR BUILDING

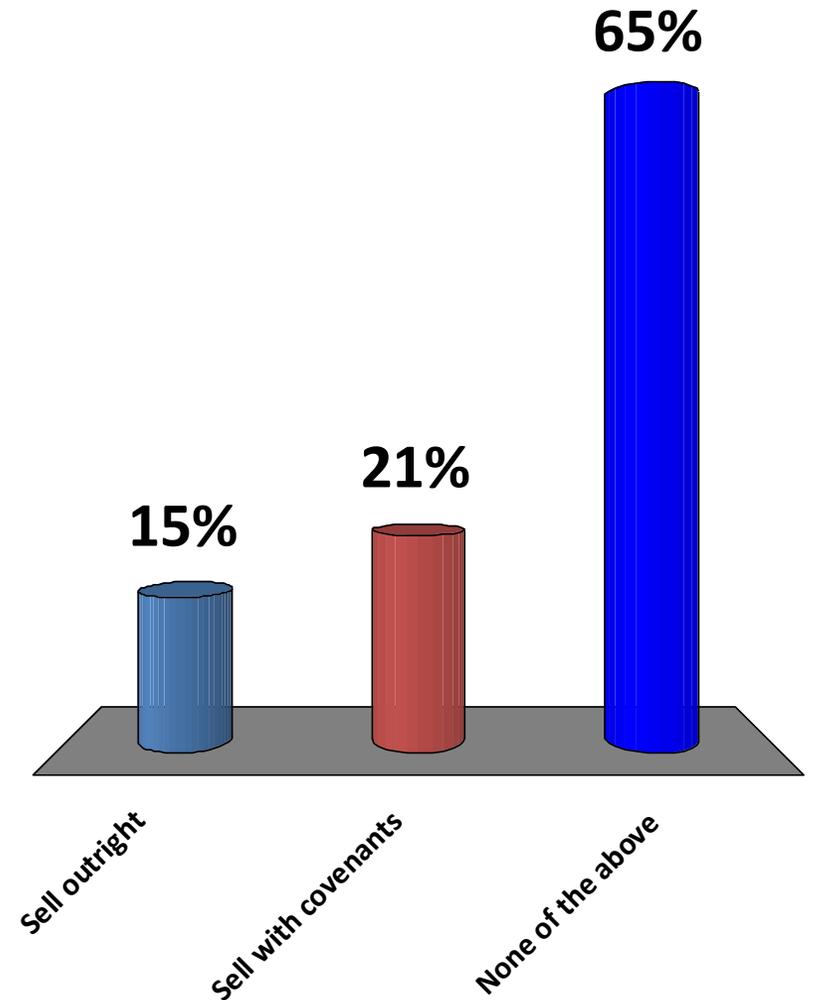
What do you want to do with the library building?

- A. Sell the building outright
- B. Sell the building with covenants
- C. Keep the building for some future use (lease in the meantime)
- D. Move the building



Do you want to

- A. Sell outright
- B. Sell with covenants
- C. None of the above



NEXT STEPS

THE BOARD OF SELECTMEN NEED TO DETERMINE WHICH DIRECTION THEY MIGHT LIKE TO PURSUE AND FIND OUT FROM THE COURT IF THAT WOULD BE SUPPORTED OR NOT.

**THANK YOU FOR ALL YOUR
PARTICIPATION**

**REMEMBER TO RETURN YOUR
POLLING DEVICE**