

**Town of Woodstock
Selectmen Public Bond Hearing
February 10, 2021
Via Zoom**

Selectmen: R. Gil Rand, Charyl Reardon, Scott Rice

Staff: Judy Welch

Town Counsel: Laura Spector-Morgan

Moderator: D. Kenneth Chapman

Budget Committee Members: Roberta Vigneault, Kara Sellingham, Chad Morris, Steph Tower, Helen Jones

Public: Sharon Carroll, Paul Bankosky, David Beaudin, Tom Sabourn, Jim & Connie Chesebrough, John MacKay, Tiffany Baumgardner, Jacquelyn Wilson, Bill Waterhouse, Lisa & Bob Viveiros, Lorraine Logiudice, Bill Mellett, Betsy Scrafford, Mike Donahue Jr., Annie Anderson, Barbara Avery, Ellie Harvey, Janelle Bard, John Durocher, Mike Donahue, Charlie & Pauline Harrington, Suzan Ballmer, John Callahan, Hanna Kinne, Pat Timbury, Mark Pitts, T. Chamoun, Kelsee Beaudin, Dalton Bentley, Lisa Khalil, Ruth Ballmer, Kevin Foley

Scott opened the public hearing at 5:02pm and read the following:

This public hearing is being held via ZOOM for the purpose of a bond in the amount of \$480,000.00. This bond amount will be used to support Article 3 on the 2021 Warrant which reads:

To see if the town will vote to raise and appropriate the sum of Four Hundred Eighty Thousand Dollars (\$480,000) (gross budget) to purchase the land and building located at 459 Daniel Webster Highway(Avery's Garage) (Tax Map 115, Lot 004), currently owned by the Dalton Avery Revocable Trust, for the purpose of relocating the Highway Department and for future expansion of the town office space; and to authorize the issuance of Four Hundred Eighty Thousand Dollars (\$480,000) of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and to authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes and to determine the rate of interest thereon and the maturity and other terms thereof; to authorize the Board of Selectmen 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 Board of Selectmen to take any other action or to pass any other vote relative thereto. (3/5 ballot vote required). The Selectmen and the Budget Committee recommend this appropriation.

Scott noted:

That the building and property being proposed is a 5.15 parcel with 1.04 acre dedicated to parking which is shared with the White Mountain Motorsports Park. The existing main building contains office space and a three-bay industrial garage, along with one detached building with six storage bays. The Avery property's purchase price is \$480,000. The Town of Woodstock would finance the purchase for 20-years and the annual payment would be \$36,687 with an approximate impact to the tax-rate of 13-cents per \$1,000. An estimate provided by ALBA architects for the construction of a new garage shell in a different location would be at least \$550,000 and does not include site work, the value of the property, interior fixtures, heating/plumbing, lighting, or additional storage units which are included on the Avery property.

The Board feels that this is a great value and opportunity given the poor condition and location of the existing highway garage. He explained that the existing garage is located in a floodplain next to the Pemi River, is problematic and has generated warnings from NH DES because of the storage of salt, fuel, and other environmentally hazardous materials being too close to the river. Additionally, we continue to lose property from the eroding riverbank when the river floods, and unfortunately, we are not allowed to replace this lost terrain.

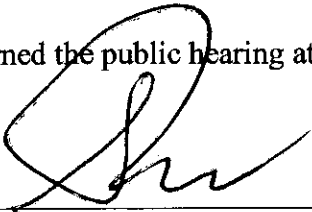
Scott stated that the Board hopes to be able to sell the old fire station and old public works garage and use this money to pay down the debt. Preliminary value/sale appraisals of the current Town Highway Garage and the Old Fire Station are approximately \$85,000 for the fire station and \$135,000 for the existing town garage.

Over the past several years, there have been numerous attempts to hire a building contractor to improve and revitalize the Old Fire Station. Sadly, the Town has not received any bids for its restoration. The building is currently being used for storage which can easily be accommodated at the proposed Avery site. While there is much nostalgia for the building, the Select Board feels it would be in the best interest of the Town to sell it.

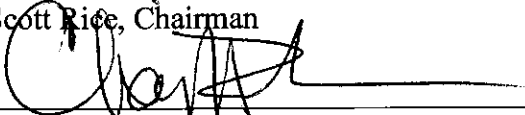
Scott opened the hearing up to public participation.

The Board fielded questions/concerns about the proximity to the race track, the speed limit, the potential of moving the library as well as other town functions to this location, acreage, reverter deed clauses, and easements.


Scott adjourned the public hearing at 5:21pm.



Scott Rice, Chairman



Charyl Reardon



R. Gil Rand

March 23, 2021
Date