



SELECTBOARD SPECIAL MEETING OF AUGUST 21, 2006

Members Present: Shaun Bryer; Chair, Brian Kellogg, David Yacovone, Todd Yando, Steve Bousquet

Department Heads: David Crawford, Mary Ann Wilson, Chief Richard Keith, Bob Melfy, Carol Bradley, Joyce Lanpher, Charlie McArthur,

Guests: Heidi Krantz, Tina Sweet, Lisa McCormack, Richard Duda, Barbara Damon, Buckwheat Lowe, Sonnie Sanborn, Tina Tomlinson, Frank Lanphear, Herman Fiess, (see attached list)

Chair Shaun Bryer called the meeting to order at 6:08 PM at the Conference Room located above the Plaza Hotel & Hilary's.

Shaun noted that the meeting was being held as a Public Information Meeting for the purpose of discussing the Lease of the Tegu Building as well as the sale of the Municipal Office Building located at 18 Lower Main Street.

Shaun publicly thanked David Crawford for his dedicated service and noted his one year anniversary with the Town of Morrystown.

Shaun continued by introducing several candidates for State Representative who were present at the meeting.

MEETING BUSINESS

The Board entered into a discussion regarding the lease of the Tegu Building and the sale of the Municipal Office Building. Shaun reviewed the Information Sheet available at the meeting which detailed each transaction.

Shaun also shared information from a meeting held on 8/11 with the Chair of the Friends of the Morrystown Taxpayers Group (Paul Griswold). Shaun read a proposal presented to him from the Taxpayer Group. (Copy Attached).

Board introduced Ken Gibbons, President of Union Bank, to speak further regarding this proposal and the Bank's various contributions. Ken detailed the purchase price being offered to the town from the Bank as well as the other contributions they would be making. He noted the Bank would be paying \$235,000.00 for the Town Office Building as well as donating \$40,000.00 toward moving and fit-up expenses associated with moving to the Tegu and an additional \$45,000.00 for the purchase of the Alexander property for the Library.

Shaun asked for public opinions and input regarding the proposal put forward by the Board.

Discussion was held regarding the purchase of the Alexander Property.

Louis Ferris addressed the group regarding the Tegu Building and answered questions regarding the Building structure, etc.

Shaun shared email received by the Board in support of both the lease and the sale from Karyn Allen, Joanne Harrison, Judith Wrend and John Rubbino. The Board then opened it up for public discussion.

Sonny Demars spoke in support of the sale and lease options.

Shaun stated that Howard Manosh was unable to attend the meeting but did want to say that he strongly supported this option.

Ed Dubor spoke in support of this option stating that it would be very valuable for the Town.

Shaun opened up discussion further to the public.

Frank Lanpher spoke against the project.

Brief discussion held over the Graded Building.

Ed Wilson spoke regarding the lease option and in support of the project.

Buckwheat stated that there are other options available besides the Graded Building.

The Selectboard noted that the reason they are pursuing a study of the Graded Building is because the Taxpayer Group strongly urged them to do so. The Board proposed fully studying the Graded Building as an option for Municipal Office Space if the Taxpayer Group supported the lease of the Tegu. Shaun read the proposal as written by the Board.

Adrian West spoke about "Talk being cheap". Not sure the Board will move forward with investigations while in the Tegu lease.

Gloria Wing stated that the lease would give the Board time to pursue the Graded Building study and to sit down and see what is best for the Town and help to stop the acrimony.

J.B. McKinley spoke for himself only and noted that "this is the only show in Town".

Sonnie Sanborn thanked the Board for saying the Tegu lease would only be a temporary solution and also stated that the Tegu is prime retail space.

Deanna French spoke on behalf of the Library space needs.

Theresa Breault said the Board should "Strike while the iron is hot". We have the opportunity now.

Tina Tomlinson stated that she feels we have finally broken the walls down and we are starting on a good foot.

Frank Lanpher stated that the Town should not price things out of the realm of the residents.

Keith Thompson thanked the Board, Louis Ferris and the Union Bank for all of the work they have put behind this project.

Adrian West stated that he is happy to see the Indians still run the reservation.

The Board took a 5 minute recess and reconvened at 7:45 PM.

Board discussed the proposed sale of the Municipal Office Building located at 18 Lower Main Street.

On a Motion by David Yacovone, seconded by Brian Kellogg the Board voted to authorize the Purchase & Sale Agreement with the Union Bank to be signed for the Purchase of the Town Municipal Office Building located at 18 Lower Main Street.

Board discussed their individual feelings on this decision.

Motion passed unanimously (5/0).

Board discussed the proposed lease of the Tegu Building as Municipal Office space.

Motion by Todd Yando, seconded by Steve Bousquet to enter into a Commercial Lease agreement with LHA Realty.

Motion withdrawn.

On a Motion by Steve Bousquet, seconded by Todd Yando the Board voted to enter into a Letter of Intent and sign the Lease Agreement after refined and schedule of improvements has been completed, with LHA Realty for the commercial lease of the Tegu Building. Motion passed unanimously (5/0).

No Executive Session was needed.

ADJOURN

On a motion by Brian Kellogg, seconded by Todd Yando the Board adjourned their meeting at 8:07 PM.

Respectfully submitted and filed this 22nd day of August, 2006.

Lisa Laughlin; Administrative Assistant

Minutes Approved

Date