

VOTING INFORMATION
MARCH 3, 2020
Barnet School
163 Kid Row, Barnet VT
Polls Open 7:00 AM – 7:00 PM

Stuart Consulting
PO Box 558
Lyndonville, VT 05851

PRESORTED
STANDARD
U.S. POSTAGE
PAID
LITTLETON, NH
PERMIT NO. 45
ECRWSS

POSTAL CUSTOMER

Barnet Municipal Building Project

IMPORTANT INFORMATION



The Town of
BARNET
Vermont

Informational Meeting Dates

Tuesday, February 25th at 7:00 pm
163 Kid Row, Barnet, VT 05821

Saturday, February 29th at 10:00 am
163 Kid Row, Barnet, VT 05821



For More Information Check Out Our Website!

barnetmunicipalvt.org



Letter From the Barnet Selectboard

Town of Barnet Community,

For many years community members have researched and discussed the need to relocate the Town of Barnet Municipal Offices. Much work has been performed over the past year to inform the community and conduct further research around two project options: a newly constructed municipal building and renovation of the historic McIndoe Falls Academy. These projects are very different in scope and potential use. A newly constructed building would be the less expensive option built with a focus on energy efficiency; however, an optimal location is still under consideration. Renovation of the McIndoe Falls Academy, and receipt of the gift of the building and \$100,000 +/- from the McIndoe Falls Academy Association, would preserve a beautiful historic building and provide a community center for multiple uses; however, this is a larger and more costly project that includes the uncertainties of renovating an older building.

As a governing body, we believe it is time for the community to decide how to proceed with either a newly constructed municipal building or for renovating McIndoe Falls Academy. For that reason, we are bringing forward two borrowing and project options for voter consideration by Australian ballot on March 3, 2020.

We fully understand that there are risks associated with bringing forward a vote on borrowing for two project options, including the risk that a majority of voters may not approve borrowing for either project. We have incorporated years of research, several professional cost estimates, and much community input into this decision. We ask that you carefully consider the two project options by reviewing the project website at www.barnetmunicipalvt.org, attending informational meetings, and respectfully discussing the projects with one another. Democracy is about making decisions through a voting process. This is an exciting opportunity for the community.

The Barnet Selectboard is very hopeful that the community will carefully consider the options, be considerate of the process and other's opinions, and determine a path forward in March.

Respectfully,
Benjamin Gates, Co-Chair & Road Commissioner
Dylan Ford, Co-Chair
Mark Jefferson, Member

Identified New Town Office Needs

- 3,400 Square Feet for Municipal Use
- 250 Square Feet of Vault Official Document Storage Space
- Vault Research Area Outside of Vault and Within Site of Employees
- Kitchen area with a full-sized Refrigerator that also serves as an Alternate Meeting Space
- Storage Space needs to be a Priority
- Public Meeting Room that can hold a Minimum of 40 Community Members
- Established Maintenance Plan Prepared at the end of Construction
- Echoing Panels Utilized if Vaulted Ceiling Areas are Included in Design
- Natural Light

Comparing the Projects



New Construction

Article 1:

Shall the Town of Barnet voters authorize the borrowing for building a newly constructed municipal office in an amount not to exceed \$850,000 to be financed over a period not to exceed thirty years?

New Construction Highlights:

- Estimated Total Project Cost of \$1,250,000
- Proposed 3,400 Square Feet
- Focus on Energy Efficiency & Lower Maintenance Costs
- One Story Construction Option
- A Location for a New Building has yet to be Identified
- 131 Granger Street and Route 5 Locations are Currently Being Considered

Total Estimated Cost

\$1,250,000



McIndoe Falls Academy

Article 2:

Shall the Town of Barnet voters authorize the borrowing for the renovation of the McIndoe Falls Academy building located at 62 Academy Lane, Barnet VT in an amount not to exceed \$1,650,000 to be financed over a period not to exceed thirty years?

McIndoe Falls Academy Highlights:

- Estimated Total Project Cost of \$2,150,000
- Honors the History of the Area
- Serves as a Community Center for Multiple Organizations
- Donation of a Historical Building with funding by the McIndoe Falls Academy Trustees
- Historical Preservation Grants

Total Estimated Cost

\$2,150,000



Voter Guidance

If you support....

Building a new construction municipal building.

Renovating the McIndoe Falls Academy located at 62 Academy Lane, Barnet, VT.

Neither of the proposed projects.

Then you would vote....

Vote yes on Article 1 and no on Article 2.

Vote no on Article 1 and yes on Article 2.

Vote no on Article 1 and no on Article 2.

A 50% majority of votes is required for an article to pass.

Financial Analysis

Barnet Municipal Building Project Estimated Tax Calculations

	Estimated Construction Cost	Estimated Total Interest Expense	Town of Barnet Reserve Funds Used Toward Project	McIndoe Academy Contribution	Amount Borrowed	Annual Financing Payments (4.25% Rate) Less \$25,000 General Funds
New Construction 20 Year Borrowing	\$1,250,000	\$413,238	\$400,000	————	\$850,000	\$38,156
New Construction 30 Year Borrowing	\$1,250,000	\$655,336	\$400,000	————	\$850,000	\$25,172
McIndoe Falls Academy 20 Year Borrowing	\$2,150,000	\$802,168	\$400,000	\$100,000	\$1,650,000	\$97,604
McIndoe Falls Academy 30 Year Borrowing	\$2,150,000	\$1,272,122	\$400,000	\$100,000	\$1,650,000	\$72,404

*The Town of Barnet budgets \$50,000 annually for contribution to the building reserve fund. Moving forward the town would budget \$25,000 annually for contribution to the building fund and utilize the remaining \$25,000 to pay for project borrowing costs.

Property Tax Increase Estimations

	Annual Increase Tax per \$100,000 Property Value	Annual Increase Tax per \$200,000 Property Value	Annual Increase Tax per \$300,000 Property Value
New Construction 20 Year Borrowing	\$15.45	\$30.90	\$46.35
New Construction 30 Year Borrowing	\$10.19	\$20.38	\$30.58
McIndoe Falls Academy 20 Year Borrowing	\$39.52	\$79.04	\$118.56
McIndoe Falls Academy 30 Year Borrowing	\$29.32	\$58.64	\$87.95

Project Timeline

There was agreement among many townspeople that the Barnet Town Offices were not meeting the needs of the employees and the community. Hopes for improvement were around office space for the town clerk, town listers, and zoning administrators. In addition, adequate meeting space for community meetings was another top priority.

2014 & Prior



Town of Barnet Building Committee researched options for relocation of the Barnet Town Offices.

2016 - 2018



McIndoes Academy Historic Preservation Report

April 25, 2018



Barnet Selectboard hires Stephen Pitkin and Cynthia Stuart to conduct additional research around three potential sites to build a new municipal building, including building and site cost estimates. The additional research includes updating the McIndoe Falls Academy's renovation costs.

Fall 2019



March 2019
Town of Barnet vote.

2014 - 2015

The town hall was evaluated as a possible new location for the town offices, but the town hall option was scratched due to the condition of the building, likely septic permitting and installation challenges, and uncertainty around the property lines.

March 2018

Cost Estimates for New Construction & Renovation of McIndoe Falls Academy were received and reviewed by the Barnet Building Committee.

2019

Community outreach occurred to review the two options: newly constructed municipal offices and renovation of the McIndoe Falls Academy. The Barnet Building Committee recommended the McIndoe Falls Academy option to the Barnet Selectboard.

