



# Public Hearing - Potential Acquisition

## 81 Whittier Highway

# PUBLIC HEARING RULES

There will be a presentation to start with a question section at the end.

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# Purpose For Purchasing 81 Whittier Highway

- To gain the necessary more space for our fast-growing community
- Town was approached with offer to buy building at a reduced rate in July 2025
- The Town has outgrown the current Town Hall & Recreation spaces
  - Additional room is needed to support future growth as the population has increased **24%** since 2019
- Preventative maintenance costs for the Town Hall, Function Hall, & Recreation Building are projected to exceed \$1 million over the next ten years
- Existing Town buildings are between 30 - 66 years old
- Expanded facilities would allow working families access to all Recreation Programs, many of which are currently capped due to limited space
- Improved capacity would enhance support for the Meals on Wheels program for seniors
- Additional space will provide the Town of Moultonborough with room to grow into the future

# What buildings would be affected if 81 Whittier Highway was Acquired?

- Recreation Department Building
- Function Hall Building
- Town Hall Building



# Overall Plan for Building

- Consolidate functions from three aging buildings into one facility- Town Offices, Recreation, and Function Hall (Lions Club)
- Modern, energy efficient, state-of- art building
- Larger meeting space
- State of the Art Kitchen to support the Meals on Wheels Program
- Expand Recreation Department space and programming
- Improved Voting/Election Accommodations
- Necessary increased space and storage for Land Use, Town Clerk, Tax and other Town Records

# Benefits of 81 Whittier Highway

- Significantly Newer & Upgraded Facility
- Improved representation of the Town
  - Provides a professional, up-to-date municipal presence compared to current aging facilities
- Size meets ALL needs of Town Offices:
  - *Administration, Board of Selectmen, Tax Collector, Town Clerk, Assessing, Land Use, Code Enforcement, & Recreation*
- Top-Of-The- Line Commercial Kitchen
  - Supports expanded programming, community events, & service needs

# Square Foot Space Comparison

## **Total Current Buildings SF Usage**

- Town Hall – Approx. 9,808
- Function Hall – Approx. 5,248
- Recreation – Approx. 5,388

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Total: 18,244 SF

Commercial Renovation Build Out Costs  
approx. \$300 SF – not including design  
plan. ( Modifications will be non-structural)

## **81 Whittier Hwy SF (Built 2014)**

- Approximately 28,000 SF
- ADA Bathrooms
- Up to date plumbing, heating, AC, energy efficient utilities, on public sewer, major fiber optic lines to building
- More parking

# Assessed Value Comparison

## Current Buildings Assessed Values

- Town Hall – \$1,534,800
- Function Hall – \$397,400
- Recreation – \$312,700

## 81 Whittier Hwy Assessed Building Value

- \$4,517,700

# DPW Assessment & Recommendation

## Key Findings

- Town facilities require \$1M in minimum maintenance over the next decade
- Function Hall needs substantial additional investment to become a high-quality community space
- Recreation Building, is undersized & outdated for current & future needs
- Existing facilities are aging & increasingly inadequate

## DPW Recommendation: *Purchase the CRUCON Property*

- Solves multiple facility challenges in one strategic move
- Provides modern, flexible space for recreation, events, & municipal functions
- Avoids rising maintenance costs tied to aging infrastructure
- Protects the town's interest by securing the property before another buyer does

# Approximate Utilities Comparison

## Current Buildings (2025)

- Electric:
  - Function Hall- 23,533 kWh, \$4,723.29
  - Recreation- 10,696 kWh, \$2,827.90
  - Town Hall- 43,429 kWh, \$8479.69
- Heating Fuels:
  - Function Hall- #2 Oil = 1,934 gal, \$4,438.33 ; Propane = 643 gal, \$1,579.74
  - Recreation- #2 Oil = 1,105 gal, \$4,007.47
  - Town Hall- Propane = 2,764 gal, \$5,553.20

**Totals: #2 Oil: 3,039 gal, \$8,445.80**

**Propane: 3,407 gal, \$7,132.94**

**Total combined heating fuels: 6,446 gal, \$15,578.74**

## 81 Whittier Highway

- Electric: *(Adjusted to the Town's current 2025 rates)*
  - 2016 - 333,360 kWh, \$73,339
    - These numbers reflect when the building was operating on a 24/7 year-round basis
  - 2023- 229,600 kWh, \$50,512
- Heating Fuels:
  - Propane (2016) – 4,903 gal, \$8,924

*The higher electric costs in 2023 are primarily due to CruCon's 24/7 business operations, including continuously running computers and servers and the electricity required to cool and maintain.*

# Town Clerk

- Improved Voting & Elections Accommodations
- Improved Necessary Vault Security
- Expanded & Improved Customer Service Windows
- Increased Safety for staff & visitors
- Reduced wait times

# Tax Collector

- Improved Necessary Vault Security
- Expanded office space
- Future Proofing
  - Growing with our community

# Land Use & Assessing Departments

- More Space is Needed
- Dedicated Customer Service & Private Consultation Areas
  - Ensures confidentiality, reduces congestion at service counter, and improves service delivery during constant peak demand
- Expanded Workspace for Planning Reviews, Staff & Consultants
  - Supports increased development activity, allows efficient plan review & collaboration, and prevents delays caused by shared or temporary work areas
- Proper Records Storage & Document Management
  - Provides secure, compliant storage for permanent & active records while improving accessibility & long-term preservation
- Adequate Meeting & Collaboration Space
  - Accommodates staff coordination, training, board & committee meetings, & public engagement without disrupting daily operations
- Improved Acoustics & Work Environment
  - Creates a professional, quieter workspace that supports focused work, confidential discussions, and improved employee productivity

# Recreation Department

- *Game-Changing Opportunity* for the department
- **Expands capacity of high demand afterschool program enabling more families access. *The program is currently capped with a waitlist due to space limitations***
  - Saves families costs on rising day care prices
- Consolidates programs that are currently spread across 4 buildings
- Enables approx. 75% of programs to operate from one centralized facility
- Improves efficiency- Reduces staff time transporting equipment & flipping rooms
  - Space would provide safer storage & decreases wear & tear on equipment
- Provides dedicated space for active programs, passive programs, offices, & storage
- Creates flexibility to expand and add future programing
- Provides an adequate large space for Summer Camp programing on inclement weather dates

# Meals on Wheels

## Why This Kitchen & Dining Space Matters

- Clean, commercial, and thoughtfully designed layout
- Supports efficient meal preparation and service
- Significant improvement over the current location

## Impact on Community Programs

- Strengthens Meals on Wheels and congregate meal programs
- Expands our ability to reach more older adults
- Provides a welcoming space that reflects the dignity of our seniors

## Broader Community Benefits

- Deepens our connection with the community
- Creates more opportunities for engagement, wellness, and socialization
- Offers a place people can be proud to come to



# Financing for Potential Acquisition

## No New Taxation

### Financing Mechanism

- Capital Reserve Fund CR 134 – Property Acquisition up to \$500,000
- Capital Reserve Fund 104 – Municipal Building Fund up to \$900,000
- Unassigned Fund Balance for remainder

### Explanation of the benefit

- Could be used for down payment to reduce amount of unassigned fund balance needed
- For renovations needed to retrofit the building
- No Tax Rate Impact!
- Keeps unassigned fund balance to DRA requirements (puts us at approx. 8% per DRA)
  - *Note: The DRA Recommendation is between 5-17%*

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QUESTIONS?