

**MINUTES**  
**'98 KUA STUDY COMMITTEE**  
**meeting #1**  
**September 10th, 1998**

**Present:** Scott MacLeay  
James Sheehan  
Stephen Halleran  
Timothy Knox  
Hugh McGraw

**Absent:** Paul Franklin  
Henry Ruppertsberger  
Robert Drye  
Janice Smarsik  
Peter Mogielnicki

The meeting opened at 7:10pm at the Meriden Town.

The group reviewed the charge of the committee as directed by the 1998 annual meeting. It was noted aside from the annual review of the ongoing relationship between KUA and the Town the group is also charged with two new duties. One, the monitoring of KUA's efforts to encourage staff, students and guests to utilize pedestrian ways around campus as an alternative to walking and meeting in the middle of Main Street. Two, to explore the idea of a voluntary payment in lieu of taxes pursuant to RSA 72:23.

A brief review of last year's work took place. This including the report filed by the committee on page 89 of the 1998 Annual Report.

Headmaster Timothy Knox distributed information relative to the number of town students attending KUA and copies of memos detailing the schools efforts with regards to the Main Street issue. Mr. Knox noted that the school takes the safety of its staff, students, guests, and the general public very seriously and is working hard to improve the Main Street area with regards to safety for all users.

Focusing on the enrollment issue, currently approximately 25 students from Plainfield are attending the academy. This number is down from recent years. Scott MacLeay noted that nine of the listed students are seniors. James Sheehan noted that the current eight grade class is quite small and may result in just a few new students at KUA.

Halleran distributed copies of material provided by member Paul Franklin with regards to the payments in lieu of taxes issue. It was determined that it would be helpful to have KUA develop a complete list of both cash and in kind services it provides to the Plainfield Community.

Headmaster Knox offered to have a study done to see if other private schools around the state are making payments in lieu of taxes.

The group agreed to meet again in about a month. All agreed that with full attendance from the membership the work of the committee could effectively be done in a few meetings.

The meeting adjourned at 8:05pm

Submitted,

Stephen Halleran

**MINUTES**  
**'98 KUA STUDY COMMITTEE**  
**meeting #2**  
**October 18th, 1998**

<b>Present:</b>	Scott MacLeay	James Sheehan
	Stephen Halleran	Hugh McGraw
	Paul Franklin	Henry Ruppertsberger
	Robert Drye	Peter Mogielnicki

The meeting opened at 7:00pm at the Meriden Town.

In regards to the payment in lieu of taxes issues, Hugh McGraw provided a memo from Headmaster Knox listing the various contributions (cash and in kind) that KUA has made to the community over the last few years. The list includes items such as payments on the school addition, assistance with the purchase of a fire truck for the Meriden Fire Department and various KUA facilities that are available to the public. Upcoming sidewalk and lighting improvements to the Main Street area were also discussed.

Halleran noted that in many cases PILOTS from nontaxable are earmarked for specific reserve funds or other tangible capital items.

McGraw noted that he does not feel that KUA impacts Plainfield town services in the same way as Dartmouth College or UNH impacts their communities. However, there certainly is some impact. Halleran was asked to try and quantify this for next meeting. A recommendation from the committee on the PILOT issue would help the Selectmen in determining whether or not they will make a more formal request for a PILOT from KUA.

Much of the meeting discussion centered around the fairness of the current swap of tax dollars for assistance to Plainfield students. Some members feel that the issue is one of economics and whether or not the swap benefits the town through reduced tuition payments to Lebanon. Others feel that the issue is not solely economics, but rather has to do with equal access to education and the use of public funds. James Sheehan noted that when he was at KUA every effort was made to make it possible for Plainfield students to attend the academy regardless of ability to pay.

KUA again noted that from a dollar perspective the grant is a zero sum game for them. The expense either shows as the grant or as taxes paid.

All agreed that at some level a relationship between the academy and the town needs to remain in place. The two entities are linked and should work together.

A third meeting is to be scheduled for between Thanksgiving and Christmas.

The meeting adjourned at 8:35pm  
Steve Halleran

**MINUTES**  
**'98 KUA STUDY COMMITTEE**  
**meeting #3**  
**December 17th, 1998**

**Present:**        Scott MacLeay                                James Sheehan  
                     Stephen Halleran                                Hugh McGraw  
                     Robert Drye                                         Peter Mogielnicki

The meeting opened at 7:00pm at the Meriden Town.

The minutes of the two previous meetings were reviewed and accepted.

**PILOT ISSUE:** To start the discussion, Halleran distributed a draft copy of a motion recommending to the Selectboard that KUA be asked to make an on going cash payment in lieu of taxes to the town. In presenting the motion Halleran noted that it is intended to be a starting point for discussion. He hopes that by the conclusion of the Committee's work a recommendation on whether or not to pursue a PILOT can be forwarded to the Selectmen. This work is in direct response to the Committee's charge to investigate a PILOT.

In general at this time there was not wide support for recommending a PILOT be requested. Past, present, and future KUA involvement in community issues/purchases were pointed out.

Some members felt that a PILOT represented nothing more than another way for government to extract more revenue from taxpayers.

Member Mogielnicki proposed a motion that a fixed payment in lieu of taxes was not in the community's best interest and that all parties were better served if KUA continues to be involved in local projects on an as they come up basis.

Both motions will be prepared for further discussion at the next meeting.

**OTHER BUSINESS:** At the Committee's direction Halleran will pursue preliminary estimates for the tax value of the new dining facility, which under NH law is a taxable building, subject to exemption by the community.

Hugh McGraw will pull together numbers on day students from surrounding communities.

At the next meeting the group hopes to reach closure on the PILOT issue and to begin formulating the committees annual report.

The meeting adjourned at 8:10pm

submitted,

Stephen Halleran

**MINUTES**  
**'98 KUA STUDY COMMITTEE**

**meeting #4**  
**January 7th, 1999**

**Present:**        Scott MacLeay                                James Sheehan  
                     Stephen Halleran                                Hugh McGraw  
                     Robert Drye                                        Paul Franklin  
                     Tim Knox

**The meeting opened at 7:00pm at the Meriden Town.**

The group reviewed an appraisal estimate of the new dining facility prepared by George Hildum, the Selectboard's property appraiser. Based on plans and finish schedules for the new building Mr. Hildum has made a rough cut estimate that the completed building will have a value of about \$1,564,000. Because it is a dining facility, and KUA already receives the required \$150,000 exemption on kitchens, dining halls, and dormitory the entire building is potentially taxable, subject to additional exemption by the voters of Plainfield. Deducting the value of the portion of the Miller Student Center that is being replaced by the new facility resulted in a net increase of about 1.2 million in potentially taxable property.

The current exemption that defines the "Plainfield Grant" is about \$82,000 in foregone tax dollars. Accounting for the new dining facility, the foregone tax dollars increases to \$126,000. Assuming a steady enrollment this change increases the "Plainfield Grant" from \$2,900 a student to \$4,700 a student. After much discussion it was determined that a recommendation that would receive approval by a majority of the committee would be to increase the "Plainfield Grant" to something like \$3,000 to \$3,100 per student. To accomplish this would not require all of the kitchens, dining halls, and dormitories properties to be tax exempt, resulting in additional revenues to offset town, county, and school expenses. While more detailed work is needed, it was estimated that to accomplish this end the statutorily allowed exemption on kitchens, dining facilities, and dormitories would have to be adjusted from 100% of the property value over \$150,000 to something like 65% to 70% of the property value over \$150,000. The other 30% to 35% to remain on the tax rolls.

Concerning the PILOT issue, the following motion was made, seconded, and approved:  
In response to part of the KUA Study Committee's charge, as outlined in article 14 of the 1998 annual meeting, the committee has reviewed the pros and cons of requesting a payment in lieu of taxes. Over the years KUA has made a variety of contributions to the town and the Meriden Fire Department. The Committee would encourage KUA to continue this pattern of generosity. However, the Committee does not feel that an annual fixed payment in lieu of taxes is in the interest of the town.

Member Paul Franklin agreed to write an initial draft of the committee's report. When available, the document will be mailed to members.

The meeting adjourned at 8:15pm.

**MINUTES**  
**'99 KUA STUDY COMMITTEE**  
**meeting #1**  
**June 29th, 1999**

**Present:** Scott MacLeay  
James Sheehan  
Stephen Halleran  
Hugh McGraw  
Paul Franklin  
Robert Drye  
Elizabeth Clifton  
Kenneth Johnson  
Carl Strong

The meeting opened at 7:10pm at the Meriden Town.

The group reviewed the charge of the committee as directed by the 1999 annual meeting. For the benefit of new members, Paul Franklin reviewed the history of the study committee.

This being the first year in over twenty that KUA will not be receiving a discretionary exemption on Kitchen, Dining Hall, Dormitory property over the statutory \$150,000 amount on valuation the group spent some time discussing the 1999 town meeting. Halleran noted that to the relationship with the academy has remained positive. The 2.3 million in previous valuations of kitchens dining halls and dormitories has been added back on to the town's grandlist along with the value for the new dining facility. The anticipated 1999 tax rate is around \$30/\$1,000 of valuation. Current rate is \$37/\$1,000. In support of the \$30 estimate, Halleran provided the group some numbers on the statewide educational funding issue and what it will mean to Plainfield.

It appears that eight new students from Plainfield will be attending the school next year from a graduating class of 24. Robert Drye noted that the ratio appears very similar to previous years. Scott MacLeay and James Sheehan noted that it may take a few years of no Plainfield Grant for the effect of its elimination to be seen. Given the tie vote many parents may still be hoping for a return to the previous system.

Assuming the academy wants the relationship, in lieu of the tie vote Paul Franklin indicated that he felt the exemption article should be on the warrant this next year. Other members agreed. Hugh McGraw was asked to bring the issue before the next KUA Trustee meeting to clarify how the school wants to proceed.

Hugh McGraw spent a few minutes explaining to the group the schools plans for consolidating the campus around the new dining facility. Improvements to Main Street which include a new sidewalk and street lighting was also discussed.

The meeting adjourned at 8:10pm. The groups next meeting will be in early September.

Respectfully submitted,

Stephen Halleran

**MINUTES**  
**'99 KUA STUDY COMMITTEE**  
**meeting #2**  
**October 19th, 1999**

**Present:**      Scott MacLeay              James Sheehan  
                    Tim Knox                              Paul Franklin  
                    Boone Rondeau                      Robert Drye  
                    Nancy Mogielnicki

The meeting opened at 7:10pm at the Meriden Town.

Tim Knox reported that the KUA Trustees decided to do whatever the Town voted relative to the exemption. Essentially, they are neutral on the issue noting there is no financial benefit on way or the other to KUA.

There was general discussion as to possible financial effects of the legislature's current statewide property tax both on the amount of taxes that would actually be available for the "grant" if an exemption was voted in and the net local cost of sending a Plainfield Student to Lebanon High School. Rough estimates were that even a full exemption of dining hall, kitchen, and dormitory property would only generate approximately \$70,000 due to the inability to have the taxes generated by the state rate exempted. Also, the net local cost of a Plainfield student going to Lebanon High was estimated in the vicinity of \$4,000.

Tim Knox reported that there were currently 28 Plainfield students at KUA, about the same number as last year. He was aware of one Plainfield student dropping out due to the loss of the "grant." He also stated KUA's ideal ratio of boarding to day students is 220 to 80. The current level of 210/90 is about as high as he would like to see it. Much higher could have potential parents of boarding students perceive KUA as more of a day student type school.

Members present agreed in principle that some article for an exemption should be on the warrant to give voters an opportunity to more definitively express whether the exemption should continue or not. Members agreed to meet in December after Concord resolves what type of tax will occur to answer the Claremont II school funding issue.

Submitted by

Paul Franklin



**MINUTES**  
**'99 KUA STUDY COMMITTEE**  
**meeting #3**  
**December 14<sup>th</sup>, 1999**

**Present:** Stephen Halleran  
Tim Knox  
Paul Franklin  
Robert Drye  
Nancy Mogielnicki  
Hugh McGraw

The meeting opened at 7:10pm at the Meriden Town.

Discussions continued about the development of a warrant article for the 2000 town meeting to again provide a choice to Plainfield voters on whether or not to exempt any KUA kitchen, dormitory, & dining hall property above the state required \$150,000. Robert Drye suggested for continuity that the same format be used as last year. Members present agreed.

Calculating the percentage of this class of property required to be exempted to achieve an approximately \$3,000 "Plainfield grant" became the focus of the discussion. Halleran was asked to obtain a written opinion from DRA on whether or not the state will recognize a discretionary exemption made by the town, when calculating the amount of state property taxes to be raised in Plainfield.

The need to clarify the amount of local monies required to send students to Lebanon was also pointed out. Given the new methods for paying for education, Plainfield is no longer pay all of the \$8,000/student required to pay Lebanon tuition.

Once this information is available, Halleran and Franklin will sit down to work through the various numerical scenarios. A proposed warrant article draft will be mailed out to members in the coming days.

The committee established January 11<sup>th</sup> a 7:00pm as the date and time for the next meeting.

Submitted,

Stephen Halleran

**MINUTES**  
**'99 KUA STUDY COMMITTEE**  
**meeting #4**  
**January 11<sup>th</sup>, 2000**

<b>Present:</b>	Stephen Halleran	Tim Knox
	Paul Franklin	Robert Drye
	Nancy Mogielnicki	Scott MacLeay
	Carlton Strong	James Sheehan

The meeting opened at 7:00pm at the Meriden Town.

The December 14<sup>th</sup> minutes were approved as presented.

Member Carlton Strong indicated as a point of information that the Plainfield School Budget should be nearly level funded for the upcoming year. Halleran noted the town being in a similar position should result in a tax rate at or below the current figure.

General discussion followed about the DRA's response that the state will recognize local discretionary exemptions for the purpose of the state property tax rate. While surprising, all agreed that this makes the calculations of various options much easier.

The group discussed a proposed warrant article for the 2000 town meeting which stands as follows:

**ARTICLE** To see if the town will vote to increase the real estate exemption on dormitories, dining rooms, and kitchens of Kimball Union Academy above the required \$150,000 as allowed in RSA 72:23, to ninety percent of the assessed value of property over which the town has statutory discretion.

Member Scott MacLeay moved to amend 90% to 100%, noting that there were enough unknowns in the various numbers that the 100% figure would make things clearer at the annual meeting. Paul Franklin agreed. Tim Knox noted that 90% only achieves a Plainfield Grant of about \$3,000 per student. Headmaster Knox feels that the grant should be increased. Halleran indicated that a 100% exemption of the available \$3,000,000 in dining halls, kitchens, and dorm property would increase the grant to about \$3,300/student. There was general agreement to use the 100% figure.

The group reviewed a proposed draft of the committee's report for inclusion in the annual report. See attached. The report was revised and accepted by those in attendance. Halleran will make the indicated changes and mail copies out to the various members. Pending some new issue, the group agreed that its work for the current year is concluded.

The meeting adjourned at 7:50pm

Submitted,  
Stephen Halleran

**MINUTES**  
**'00 KUA STUDY COMMITTEE**  
**meeting #1**

Present: Steve Halleran                      James Barnicle  
            Brad Wilder                              Hugh McGraw  
            Robert Drye                                Jo Ella McCarragher

Absent: Scott MacLeay

The meeting opened at 7pm at the Meriden Town Hall.

Steve Halleran updated the group on the action at the '00 town meeting which contained the annual charge of the committee to study the ongoing relationship between the academy and the town. Halleran stressed that the discussion should not just be limited to the tax exemption issue, but should include a broader range of subjects as well.

A general discussion followed about the history of the tax exemption/Plainfield grant and the role the committee has played in the process.

The group reviewed the various tax rate setting numbers. The approval of the tax exemption at the '00 meeting resulted in a removal of about \$3,000,000 from the 2000 grand list. Currently there are 28 students from Plainfield attending the school. The "Plainfield Grant" for this year is \$3,300 per student.

A discussion followed on various other issues that KUA and the town are involved in. Halleran noted that KUA has agreed to allow communication equipment to be mounted on the school's smoke stack. This will facilitate the unification of our dispatching services through Hanover Dispatch. In addition KUA allowance of their facilities for resident and recreation department use was discussed as well as their involvement with the Plainfield School emergency evacuation plan. The school is also contributing to the purchase of the new Meriden Fire ladder truck.

The idea of somehow making the "Plainfield Grant" need based became the focal point of the discussion. Members in general felt that any system that allowed more local students the option to attend would be a desirable outcome. As the size of the grant is basically fixed, giving more to some students will of course mean giving less to other students. Halleran will do some research on this issue before the next meeting.

The meeting adjourned at 8:00pm.

Submitted

Steve Halleran

**MINUTES**  
**'00 KUA STUDY COMMITTEE**  
**January 4<sup>th</sup>, 2001 meeting #2**

Present: Steve Halleran                      James Barnicle  
          Brad Wilder                                Hugh McGraw  
          Robert Drye                                Jo Ella McCarragher  
          Scott MacLeay                            Timothy Knox

The meeting opened at 7pm at the Meriden Town Hall.

Halleran noted that he has heard many positive comments about the KUA public skating ours. Residents have asked if these hours could be increased. Residents have indicated a willingness to pay a nominal charge for added usage if it an increase in hours was possible. Headmaster Knox noted that he would look into offering at no charge additional hours for the public. However, if cautioned that the difficulty was finding reasonable hours when the rink was not already booked solid with rental customers.

The group focused its attention on the main agenda item of discussing developing a need based "Plainfield Grant". Headmaster Knox noted that he has conferred with both the financial aid director and the school's executive committee and neither group feels a need based grant is possible due to the confidentiality of financial information. Further, the is concern that varying the grant from student to student would lead to animosity within the community.

KUA did agree, however, to do a better job informing parents of Plainfield students about the amounts of financial aid that is given out each year. A meeting with the Plainfield School administration was promised. In addition the idea of a Plainfield student "open house" was discussed. Business Administrator Hugh McGraw noted that 42% of KUA students receive some financial aid assistance and that the average package was for about \$12,000. Day student tuition stands at about \$17,000.

Robert Drye noted that KUA's allowed use of their heating plant chimney for locating transmitting equipment has allowed for the desired unification of town dispatching services with Hanover.

Attention turned to the various article options for the 2001 warrant. While the committee does not recommend a position on the tax exemption/Plainfield grant issue a majority of the committee felt the item should be placed on the warrant by the committee thus avoiding a petition drive.

Robert Drye offered to draft the annual report for the group. Draft copies to be distributed to members in advance of next meeting.

The meeting adjourned at 8:20pm

Submitted,

Stephen Halleran

**MINUTES**  
**'01 KUA STUDY COMMITTEE**  
**December 4<sup>th</sup>, 2001 meeting #1**

Present: Steve Halleran            James Barnicle  
          Greg Estey                 Robert Drye  
          Scott MacLeay             Timothy Knox

The meeting opened at 7pm at the Meriden Town Hall.

As this was the first meeting of the committee, time was spent reviewing the various long standing relationships that exist between the town and the academy. Halleran noted that the valuations of dining hall and dormitory properties (available for the discretionary exemption) stands at about \$2.8m. This equates to a forgiven tax of about \$98,000. Headmaster Knox provided a roster of current Plainfield students at the school. The number stands at 24, down about 25% from the average of 30. Day student tuition is around \$18,000/year. Last year's Plainfield grant was \$3,400. Based on the current numbers the upcoming grant would be about \$4,000.

Headmaster Knox noted that as the gap widens between the grant and tuition perhaps discontinuing both the grant and the exemption should be considered. This would eliminate much of the local criticism focused on the school and eliminate the annual controversy over the issue. Mr. Knox noted that the school would continue to provide access to facilities and participate in the community as it has in the past, regardless of the exemption issue. It was noted that the upcoming revaluation would likely continue to dilute the school's impact on the town's grand list providing further incentive to eliminate the agreement.

In other business, when asked, member Greg Estey who lives on Main Street noted that activity on Main Street late at night has been reduced this school year. Headmaster Knox indicated that the school has had some rule changes that require students to be in their dorms at earlier hours.

Jim Barnicle requested that KUA look into assisting the Plainfield School with tutoring or perhaps providing assistance with some alternative athletic events for those students that do not participate in the ski program. Mr. Knox felt that tutoring was a real possibility, but that athletic event assistance was less likely.

In response to last year's work, Joe Williams, Director of Admissions at KUA has a meeting scheduled with the Principal Andrew Mellow to discuss financial aid options other than the Plainfield Grant for local kids wishing to attend the school.

The group agreed to hold its next meeting in mid January, after the holiday season.

The meeting adjourned at 8:15pm.

Stephen Halleran

**MINUTES**  
**'01 KUA STUDY COMMITTEE**  
**January 29<sup>th</sup> , 2002 meeting #2**

Present:        Steve Halleran                James Barnicle  
                     Greg Estey                                Robert Drye  
                     Wm. Nugent                                 Hugh McGraw

The meeting opened at 7pm at the Meriden Town Hall.

The meeting focused on working in the group's annual report for the town report. After much discussion the editing work started with the revised copy of the report submitted by Tim Knox. The main difference between this version and the original version pulled together by Halleran being the omission of any mention of the sun setting of the tax exemption/ Plainfield grant relationship. It was the majority of the group's feeling that this topic is too speculative and does not serve a purpose at this time. Once the town wide revaluation is complete there will be ample time to assess the impact on the dollar value of the relationship. William Nugent noted that he feels all that can be done to encourage and maintain a positive working relationship between the town and the school should be done. The school board views the tax/grant relationship as very important and valued particularly in lieu of the state education funding issue.

Halleran agreed to work on obtaining more detailed information about the impact the addition of the discretionary property (2.8m in value) on to the town's grandlist has on the town's adequacy grant. Robert Drye noted that his recollection is that the adequacy grant is both a function of number of students and property valuation.

Member James Barnicle provided some calculations he had worked through on the County issue. Placing the currently tax exempt discretionary property (2.8m) back on the tax rolls would raise the county tax by about \$17,000.

The group agreed that the exemption question should be on the warrant again this year and that the committee would not, as in recent years, provide a formal recommendation on the article, but rather provide factual information to assist voters in their own decision making process.

The remainder of the meeting was spend improving the accuracy and grammatical content of the draft report. The group agreed to meet again on Tuesday February 5<sup>th</sup>, for what will likely be the last meeting before town meeting.

The meeting adjourned at 8:20pm

Submitted,

Stephen Halleran

**MINUTES**  
**'01 KUA STUDY COMMITTEE**  
**February 5th , 2002 meeting #3**

Present:     Steve Halleran             James Barnicle  
              Greg Estey                 Robert Drye  
              Wm. Nugent                Hugh McGraw  
              Scott MacLeay

The meeting opened at 7pm at the Meriden Town Hall

The majority of the meeting was spent working on the committee's annual report. While frustratingly difficult to fully understand, the group was able to identify at least \$40,000 in costs that would arise from the KUA exemption being discontinued. In absence of the exemption the town would receive an additional \$100,000 in tax receipts. This information was included in the annual report.

In a deviation from the last few years the committee did take a vote on the exemption issue. A majority of the committee feels that passage of the exemption is in the best interest of the town. Regardless of the exemption status, all agreed that maintaining a strong working relationship between the academy and the town was important.

The meeting adjourned at 8:00pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'02 KUA STUDY COMMITTEE**  
**January 20<sup>th</sup> 2003, Meeting #1**

Present:        Steve Halleran                James Barnicle  
                     Greg Estey                                Wm. Nuggent  
                     Scott MacLeay

The meeting opened at 6pm at the Meriden Town Hall.

Halleran noted that KUA business manager Hugh McGraw is ill and unable to attend the meeting. The group reviewed its annual charge. It was noted that in this particular year with the results of the revaluation still unknown and KUA undergoing a major administration change it would be difficult to make much in the way of significant changes to the long standing tax exemption / Plainfield grant relationship. Bill Nugent indicated that the school board continues to strongly support any relationship that gives local students additional options for selecting a high school.

The group discussed the impact both on KUA and the town from the proposed development of the Holdaway property directly behind the campus. This project will in time put additional residents and traffic directly adjacent to the campus. Formal Planning Board review of the project will begin in the spring.

Member Greg Estey noted that his recent experience of living on Main Street has been that the students are doing a better job staying off private property and out of the middle of Main Street.

Halleran will work on a draft report to be discussed at the next committee meeting.

The meeting adjourned at 6:45pm.

Submitted,

Stephen Halleran



**MINUTES**  
**'02 KUA STUDY COMMITTEE**  
**February 3rd 2003, Meeting #2**

Present: Steve Halleran            James Barnicle  
          Greg Estey                    Wm. Nuggent  
          Scott MacLeay                Hugh McGraw

The meeting opened at 6pm at the Meriden Town Hall.

Committee members reviewed the proposed submission for the annual report. Statistical materials were amended. Text of the report was also amended to reveal more detail about the committees work and to provide additional references to KUA's contribution to the community.

Concerning the discussion about the Plainfield grant v. Town exemption the following was reviewed: In 2002 the exemption carried a value of about \$110,000, while the Plainfield Grant (\$3,500 per student) equated to about \$80,500. This variance was due to only 23 Plainfield students attending the academy at the current time. The number is expected to remain approximately the same for 2003/4. Information from Hugh McGraw indicates that since 1992 the town has exempted a total of \$863,501 and KUA has returned \$856,394 in Plainfield Grants. James Barnicle discussed the work done last year to determine how much the "exemption" reduces the town's county apportionment and increase the state education grant. While not an exact figure, it is estimated that these two issues save the town approximately \$39,000 per year.

Committee members determined that, if as suggested by Hugh McGraw, the student grant is moved to \$4,500 per student the committee could support the continuance of a 100% tax exemption on the discretionary KUA property. If the grant were to remain at \$3,500 some reduction in the tax exemption would be necessary to keep the relationship in balance.

Halleran moved that the committee recommend passage of the warrant article at a level of exemption of 100%. The motion was seconded and voted in the affirmative.

Committee members urged KUA administration to continue to work with the parents of Plainfield students about the financial aid that is available for students at the high school level. Hugh acknowledged that the school would like to see the local student number back up around 30 students.

The meeting adjourned at 7:00pm.

Stephen Halleran

**MINUTES**  
**'03/04 KUA STUDY COMMITTEE**  
**December 11<sup>th</sup> 2003**

Present: Steve Halleran                      Diane Rogers  
          Mike Schafer, Head of School-KUA  
          Robert Bartles                      Marty Morgan  
          Brad Atwater                              Hugh McGraw, Business Manager KUA

The meeting opened at 7pm at the Meriden Town Hall.

The group reviewed its charge as outlined in article 13 of the 2003 warrant. As envisioned, the group is intended to serve as a conduit between the community and the academy on all issues. Typically, most of the effort is spent discussing the details of the tax exemption versus the Plainfield student grant.

Head of School Mike Schafer added that his vision is for the school to be very community service orientated and that KUA is going to continue to do more in this area. Increased community hours for school facilities and a school service group are planned. Bob Bartles indicated that he felt this was a key, that the school has an enormous responsibility to the community. Marty Morgan agreed and noted that for those that access the school and its facilities there are some great opportunities.

Discussions focused on the tax exemption/grant issue. In 2003, the granted exemption on kitchen dining hall and dormitory property carried a value of approximately \$116,000 and the KUA issued student grants totaled approximately \$103,500. Day student tuition is \$20,000/year and the grant was \$4,500/student with 23 town students enrolled. While KUA is unable to provide individual financial aid information, the school did feel that it could provide a total of local aid given over and above the grant monies.

The anticipated 2004 enrollment is not yet known and therefore the grant amount has not been considered.

Brad Atwater thought it would be helpful to have KUA add to the group's annual report with some information about the school's community service emphasis. Being most familiar with the Plainfield Plain side of town, members Rogers, Atwater and Halleran noted that it is logistically more difficult for that side of town to connect with the school.

The group will meet next on January 8<sup>th</sup> at 7pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'03/04 KUA STUDY COMMITTEE**  
**January 8<sup>th</sup> 2004**

Present: Steve Halleran                      Diane Rogers  
          Mike Schafer, Head of School-KUA  
          Robert Bartles                      Marty Morgan  
          Brad Atwater                         Hugh McGraw, Business Manager KUA  
          William Nugent-SB                 Joe Williams, KUA Admissions

The meeting opened at 7pm at the Meriden Town Hall.

The group continued its discussion from December 11<sup>th</sup>. Hugh McGraw distributed a spreadsheet which showed that since 1992 the town has forgiven \$979,326 in property taxes and Plainfield Students have received \$959,894 in Plainfield grants. All agreed that give the large number of uncertainties each year when the various amounts are established, that the system has worked very well. KUA noted that in addition to the grant, the school in 2003 awarded Plainfield Students another \$123,000 in financial aid. Hugh McGraw felt that the 2003 aid was representative of the type of assistance the school typically offers local kids each year. Joe Williams noted that he plans to include local advertisements and an evening information session for local parents as ways to encourage Plainfield students to take a close look at the possibility of attending the school. Currently, there are 23 Plainfield (non-faculty) students attending KUA, eight of these are seniors. At this time the school has received six applications from town kids for the coming year.

William Nugent suggested that when the school itemizes its community involvement activities the child day care center should be included. Others on the Committee agreed that this local facility is often overlooked, but provides a valuable local service.

Diane Rogers, while in support of a positive relationship with the school, felt it was important to note that the issue is not entirely what does KUA do for the town, but also that the town provides a lot for Kimball Union. Others agreed, noting that it would be preferable not to have to think in terms of us or them when the relationship is discussed.

Mike Schafer noted the school would be very interested in continuing to work with a local group on the development of senior housing in town. If a small portion of the school's land, not required for their facility master plan, was needed the school would be very willing to consider making the land available for the project. Halleran will make sure that Jane Stephenson takes with Mike in the coming months.

Brad Atwater suggested that the KUA students might be able to assist with the Senior lunches being offered by Pat Cerra in Plainfield Village. Committee members thought this was an excellent suggestion that might provide an opportunity for members of the community, who might no otherwise, to interact with the students. Halleran will insure that Pat Cerra is aware of this opportunity.

Returning to the exemption/grant issue, Mike Schafer noted that the school is concerned with the uncertainty of the annual vote and continues to look at ways to avoid it. Regardless of the tax issue, the school is and will continue to be interested in local students. One possible solution might be to eliminate the exemption request and to develop a different tuition structure for local students. Any change will

require time and study.

All agreed that the tenure of these meetings indicates a wealth of opportunity to improve the relationship and resource sharing between the school and the town.

The group's third meeting will be January 29<sup>th</sup> at 7:00pm at the Meriden Town Hall.

The meeting adjourned at 9:00pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'03/04 KUA STUDY COMMITTEE**  
**January 29<sup>th</sup> 2004**

Present: Steve Halleran                      Diane Rogers  
          Mike Schafer, Head of School-KUA  
          Robert Bartles                      Marty Morgan  
          Brad Atwater                      Hugh McGraw, Business Manager KUA  
          William Nugent-SB

The meeting opened at 7pm at the Meriden Town Hall.

Head of School Mike Schafer announced that as result of the group's work, the school has decided to award one half of the available Plainfield grant monies on a need basis. In addition, the school will waive the application fee for local residents and work to make the parents of Plainfield School children aware of the opportunities that exist at Kimball Union. The committee strongly supported these decisions.

The remainder of the meeting was spent drafting the committee's report for inclusion in the annual report. In addition, Kimball Union will include a letter from the school to the community as an adjunct to the report.

The meeting adjourned at 8:30pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'04/05 KUA STUDY COMMITTEE**  
**December 17<sup>th</sup> 2004**

Present:        Steve Halleran            Diane Rogers  
                 Mike Schafer, Head of School-KUA  
                 Robert Bartles            Marty Morgan  
                 Brad Atwater             Audra Bucklin  
                 Greg Estey

The meeting opened at 6:30pm at the Meriden Town Hall.

This being the first meeting of the 04/05 group, a few minutes was spent reviewing the charge of this annual committee and discussing the work done last year. Halleran praised the school for its efforts to become involved in community activities over the last year. Just yesterday, the school hosted one of Pat Cerra's Senior Social luncheons. Halleran showed pictures of the seniors listening to a concert put on by KUA students following a lunch served in the school's dining hall. The committee membership agreed that this was exactly the type of thing that was encouraged as part of last year's effort.

Head of School Mike Schafer reported that the agreed upon allocation of 50% of the Plainfield Grant by need, went very well. All Plainfield Students received a "Plainfield Grant" that equated to one half of the total forgiven tax amount divided by the number of students. The other half of the monies was distributed based on demonstrated financial need. Marty Morgan noted that as promised, the school also eliminated the application fee for local students. In addition, representatives from the school held four sessions at the school with parents interested in learning more about Kimball Union.

Robert Bartles encouraged KUA to consider adding a Plainfield Resident Scholarship fund of some kind as part of the upcoming 200 year anniversary capital campaign. Mike Schafer agreed to look into this idea.

Following up on the elderly housing project by Southwestern Community Services, Mike noted that in the end the school was not entirely satisfied with the Flat Iron location and therefore was not able to provide the firm commitment for land that the agency required as part of its application process. The school remains very interested in helping with this project and as their twenty year plan is refined additional options for assisting with elderly housing will come up.

The group will at the next meeting turn its attention to the metrics of the Plainfield Grant and forecasts for the number of local students who might be attending the school next year. Early indications are that the interest is very high from this year's eighth grade class.

The group will meet next after the first of the year. The meeting adjourned at 7:50pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'04/05 KUA STUDY COMMITTEE**  
**January 18<sup>th</sup> 2005**

Present:        Steve Halleran                    Diane Rogers  
                  Brad Atwater                         Audra Bucklin  
                  Mike Schafer-KUA                 Hugh McGraw-KUA  
                  Joe Williams-KUA

The meeting opened at 6pm at the KUA dining facility.

Director of Admissions Joe Williams updated the group on the status of incoming Plainfield students. The school has received nineteen applications from local students. This number is up significantly from last year. This year the school will graduate four Plainfield students (not counting faculty kids). At this time there are nineteen Plainfield students attending the school (nonfaculty).

Head of School Mike Schafer affirmed that the school will continue its practice, started last year, of allocating one half the available grant monies by need. This seemed to have been very popular with the Plainfield community and is one of the factors that may be contributing to increased enrollment applications.

School Board representative Audra Bucklin confirmed that that Lebanon High School tuition is now approaching \$12,000/student. The committee membership feels that KUA's effort to improve communication with local parents has helped make the private school an option for local kids reducing the number of tuition students at Lebanon High.

The remainder of the meeting was spent discussion some long range master planning that is going on at KUA and how that might dovetail with similar efforts by the town. The school is studying their needs for campus improvements that will allow them to remain competitive in the private school market. The town is concerned with maintaining the rural character and villages with the community while balancing the demand for development and enhanced services. By example, the Plainfield school board has recently received a proposal for a pre-school/community center on school grounds, the local affordable elderly housing issue remains as a community need not yet met, and it is likely that in the future the Meriden Post Office will need to be relocated to more appropriate facilities. At the same time there are increased concerns about vehicular traffic speeds all over town, but particularly in the village areas. The results of these discussions were a commitment by both the town and Kimball Union to hold some joint planning meetings. Halleran and Schafer will work with the Planning Board to set up a meeting with KUA and member of the Meriden Village community to discuss some of these broader issues.

The meeting adjourned at 7pm. The group will next meet in early February to draft a report for the annual town report.

Submitted,

Stephen Halleran

**MINUTES**  
**'04/05 KUA STUDY COMMITTEE**  
**February 1<sup>st</sup> 2005 meeting**

Present:            Steve Halleran            Marty Morgan  
                      Audra Bucklin            Greg Estey  
                      Mike Schafer-KUA        Hugh McGraw-KUA

The meeting opened at 6pm at the KUA dining facility.

The committee spent the meeting refining the report that will appear in the annual report. Diane Rogers, who was unable to attend the meeting, provided written comments on the draft and her view of the current relationship with between the town and the school. See attached. Final edits will be made and the report will be submitted to the town office for publication.

The report encourages the continuation of the positive relationship that has existed over the last year. In particular the committee supports the school's decision to allocate a portion of the Plainfield Grant based on need. The committee also fully supports enhanced long range planning for both the town and the school done in conjunction with each other.

Halleran indicated that he hopes to have a planning meeting between the KUA Administration and the Planning Board in early April. Once this meeting has been scheduled, committee members will be made aware of the date and time.

The meeting adjourned at 7:30pm.

Submitted,

Stephen Halleran



**MINUTES**  
**'05/06 KUA STUDY COMMITTEE**  
**January 3<sup>rd</sup>, 2006**

Present:        Steve Halleran                Diane Rogers  
                  Doug Cogan                        Greg Estey  
                  Mike Schafer-KUA                Hugh McGraw-KUA  
                  Robert Bartles

The meeting opened at 7pm at the Meriden Town Hall.

Rachel Tilney, Head of Admissions for KUA was also in attendance.

After introductions, the group reviewed its charge from the 2005 town meeting and the prior year's committee report in the 2004 annual report.

Turning to the status of the relationship between the academy and the town. Currently, there are 24 Plainfield (nonfaculty) students attending the academy from the town. Doug Cogan noted that at this early date only three Plainfield eighth grade students that have applied to KUA. It is still very early in the process and Plainfield applications are expected to increase. There are currently three Plainfield seniors at the school. The group brainstormed ways to get the local students more interested in attending the school. A goal of the committee is to get the number of local kids attending the school back up closer to thirty. Head of School Mike Schafer committed to having Rachel Tilney work with the School Principal to insure that parents of Plainfield school children are aware of all the various financial aid opportunities that exist for those wishing to attend KUA. It was noted that due to change in personnel at both schools, this annual work has not yet happened for this year.

School Board member Douglas Cogan reported that Lebanon High tuition to Plainfield is approximately \$11,262 and is not budgeted to change very much for next year. Halleran reported that the value of the Plainfield tax exemption for 2005 was approximately \$122,000.

Increasing the need base portion of the Plainfield Grant distribution was discussed and supported by the committee. Currently, 50% of the grant is need based. Mike and Hugh will bring a proposal to the next meeting for increasing this percentage.

Mike Schafer spent a few minutes discussing with the group some of the work that the school is involved in with planning changes for Main Street. The academy hopes to procure some Federal Funding to assist with safety improvements for Main Street, Bonner Road and Route 120. See the December 21<sup>st</sup> 2005 Selectboard minutes for more details on this project.

The next meeting of the group will be January 24<sup>th</sup> at 7pm, MTH.

Submitted,

Stephen Halleran

**MINUTES**  
**'05/06 KUA STUDY COMMITTEE**  
**January 24th, 2006**

Present:            Steve Halleran                    Diane Rogers  
                      Doug Cogan                            Greg Estey  
                      Mike Schafer-KUA                Hugh McGraw-KUA  
                      Robert Bartles

The meeting opened at 7:00pm

The group edited a draft report for the annual report. The document stresses the added value received by both the school and the town from the very positive relationship that is developing. The committee gave its full support to KUA's decision to allocate 70% of the 2006 Plainfield grant based on need.

Last year the school received a tax exemption valued at \$122,000 and returned a like amount to local students, of which 60% was based on need.

Currently the school has seven application from local students, this is up from three at the time of the previous meeting.

A majority of the committee supported recommending passage of the tax exemption at the 2006 meeting. This position will be reflected in the report.

Main Street resident and committee member Greg Estey reported that again this year he has seen improvement in the school's student's respecting private property on Main Street. In general, noise and overall student activity is not, in his view, a problem. Greg complimented the school on its recent improvements to campus infrastructure. In his view, sidewalks and buildings are well maintained and kept in good condition.

Diane Rogers urged the school to work more closely with home school students in the community. She feels that the school could provide opportunities to these local students that would be very helpful to their education. Mike Schafer agreed to look into this, but noted that obviously the school's program is first and foremost designed to meet the need of KUA students.

School Board member Doug Cogan noted that the school board may formally address the issue of school's recruiting at the elementary school. At issue is when this type of activity should be allowed. Current school administration thinking is that private school that want to present to Plainfield students should do so at events outside of the structured school day. It was noted that there are other private schools besides Kimball Union that come looking for quality students.

Mike agreed that this is an issue that the school board should address. He noted that Kimball Union has a vested interest in the Plainfield Elementary School being viewed as a very good school, since many of their faculty have children in the school. When deciding whether or not to teach at KUA, faculty has to consider the quality of the school their children will have access to.

The meeting adjourned at 8:45pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'06/07 KUA STUDY COMMITTEE**  
**December 12<sup>th</sup> 2006**

Present:            Steve Halleran                    Diane Rogers  
                      Mike Schafer-KUA                Hugh McGraw-KUA  
                      Rachael Tilney-KUA            Brad Atwater  
                      Gordon Defoe                    Susan Plummer

The meeting opened at 7:00pm

After introduction there was a brief discussion about the recent history of this group. At a minimum an end product of the work is a recommendation on whether or not the community should grant for the ensuing year a tax exemption on dining hall dormitory and kitchen property owned by the school valued over \$150,000. In return, Kimball Union awards "Plainfield Grants" to local students who attend the school. In the last few years the school has been willing, at the urging of this group to include financial need into the mechanism for how the grant is disbursed. Plainfield students at the school had dropped to below 20, the unofficial target is to maintain 30 or more Plainfield Students at the school. Head of School Mike Schafer explained that there are about 110 day student slots at the school and Plainfield students compete with all the surrounding communities for the day student spots.

Head of Admissions Rachael Tilney indicated that currently there are 31 nonfaculty Plainfield students attending the school and 70% of last year's Plainfield Grant allocation was based on need. KUA distributed \$124,000 in Plainfield Grant aid, and another \$117,150 in went to Plainfield students from KUA financial aid resources. At this early time 16 plainfield 8<sup>th</sup> graders have expressed some interest in the school.

Halleran noted that based on the tax rate of \$24.50, the 2006 grant amounted to an exemption valued at \$126,000. Based on comments received at the town office, Halleran indicated that he felt the 70%-30% split was about right. From comments received it's clear that nearly all Plainfield parents are expecting some Plainfield Grant. The change from around \$3,000 per student to a minimum of \$1,300 has been noticed. Likewise, Halleran continues to believe the majority of the community supports the need based component as a way to extend the possibility of attending the school to more of the town's students.

Brad Atwater noted that with 31 of those spots, Plainfield students seem well included.

New members, Gordon Defoe and Susan Plummer noted that so far their experiences with KUA has been very positive, while there still maybe some slight differences between day and boarding students overall the system that is in place seems to work very well.

There was a brief discussion about the new crosswalks that have been installed. The Police department supports the idea of defined, well marked, crossing locations but is concerned that students should not feel a sense of false security about the ability of all motorists to stop. A recent incident with a bulk milk truck demonstrated to Halleran that students are not always as careful as they should be. The truck stopped, but not easily.

As a means of an update, Halleran noted that there will be a previously agreed upon hearing in June of next year to allow for public discussions on how the newly constructed lighted athletic field complex is affecting Meriden Village. To date the office has received very few comments about the lights or the facility.

Head of School Mike Schafer noted that this group may wish to spend sometime thinking about the Meriden Post Office issue, the current lease expires in 2008 and while the school is willing to consider other locations on the

campus, he does not anticipate the Federal Government being willing to renew the lease given the deficiencies of the existing facility. The group agreed that this is an important topic for Meriden Village to consider. Member Diane Rogers who has worked at both facilities agreed that of the two post offices the Plainfield one handles the bulk of the overall town mail and that maintaining two post offices in such a small town might generate some review by the postal service. Halleran will bring this issue up at a selectboard meeting.

There was a brief update on the town's pandemic planning. The proposed plan uses the Plainfield Elementary School as a point of vaccine distribution for both Plainfield and Cornish. The plan is based on KUA having its own plan in place. Hugh McGraw noted that health facility staff members are working on such a plan for the school.

This introductory meeting adjourned at 9:00pm. The group will meet next after the first of the year.

Submitted,

Stephen Halleran

**MINUTES**  
**'06/07 KUA STUDY COMMITTEE**  
**January 18<sup>th</sup> 2007**

Present: Steve Halleran                      Hugh McGraw-KUA  
            Rachael Tilney-KUA              Robert Bartles  
            Gordon Defoe                        Susan Plummer

The meeting opened at 7:00pm at the Meriden Town Hall.

The December 12<sup>th</sup> minutes were approved amended. It was noted that assistance provided over and above the Plainfield Grant was incorrectly stated at \$17, 150 the amount should have been \$117,150. This typographical area was corrected.

**Meriden Post Office Discussion:** Local Postmaster Pam Lewis met with the group to discuss her understanding of how the postal service facility contract process works. The current contract for the Meriden Post Office at the KUA store expires in August of '09. Later this year a new contract will be forwarded to KUA for renewal. If the school elects not to renew the post office will likely do a more in depth review of the need for the post office and if indicated a bid process will follow for a new facility. Pam encouraged KUA to contact the Postal Service in Haverill Ma sooner rather than later if the school is not planning to automatically renew at the current location. Hugh indicated that the school is not likely to renew at that location, however, the school remains very interested in hosting a post office somewhere on the campus. Robert Bartles agreed with this position, noting that the current location is not adequate for the villages needs and does increase vehicle traffic in the middle of the campus. Bob felt that finding a new post office location that is part of the school campus should be a priority though. From the discussion that followed using the Kimball Barn or Snack Bar structure was suggested. The structure is historically significant and will likely be moved down Main Street toward Route 120 near the existing maintenance barn. Both the building, which is some 3,000 sq ft in size and the land might be very well suited for a new post office. KUA will look into this possibility.

**Student enrollment:** Rachel Tilney updated the group on new applications from local students. At this time there are 16 students interest of which 14 have applied. In May of the 31 local students currently at KUA, 7 will graduate. Rachel cautioned that this will be a very competitive year and that all 14 will not be able to be admitted. Robert Bartles encouraged the school to take all the qualified Plainfield kids that it possibly can, noting that he feels that "ties" in admission qualifications should go to town kids over out of town kids.

Halleran noted that children of KUA faculty currently add more than 25 students to the Plainfield Elementary School and that while the relationship between the private school and the town is very sound, he feels that accommodating as many local kids as KUA possibly can is an important part of this success. All agreed that to be accepted at KUA local students must be academically qualified.

**Plainfield Scholarship:** The group broadly discussed the mechanism for establishing a privately funded scholarship for local students attending KUA. The key to this effort will be finding an initial donor with interest from which other donors might then come forward. Realistically, at a minimum \$20,000 would be needed to start a scholarship fund, and far more than that necessary to result in a truly beneficial scholarship which would come from the annual interest that accumulates from the investment. The idea has been talked about for years and will need some publicity to gain any traction.

**Other Items:** Gordon Defoe encouraged the school to review policies and procedures for the use of school 's buses. The use of seatbelts and storing items such as skis and poles outside of the compartment that houses the passengers are keys to minimizing injuries in the event of an accident. KUA agreed to look into this.

Halleran noted the cooperation the school provided to the local Police Department in dealing with the school students who were involved in a theft from the Meriden Deli was appreciated.

The group will meet next on February 6<sup>th</sup>.

The meeting adjourned at 8:30pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'06/07 KUA STUDY COMMITTEE**  
**February 6<sup>th</sup> 2007**

Present:        Steve Halleran                    Mike Schafer  
                  Hugh McGraw-KUA                Rachael Tilney-KUA  
                  Gordon Defoe                        Susan Plummer  
                  Douglas Cogan                       Diane Rogers

The meeting opened at 7:00pm at the Meriden Town Hall.

The group discussed the draft of the report to appear in the annual report. Edits to date via e-mail have been incorporated into the current document. School Board member Douglas Cogan offered several grammatical suggestions. Rachel Tilney updated the aid given number to appear in the report.

Member Diane Rogers asked that committee members names appear at the bottom of the report. In addition, she reminded the group that while in the minority on the committee, she is not alone in the community in continuing to be uncomfortable with public monies going to a private school. Particularly when school choice is not available to all in the community. Building on this discussion, Head of School Mike Schafer indicated that he feels in the long-term both the school and the town will be better off if the arrangement between the town and school is not dependent on the outcome of an annual vote.

Recognizing that lots of positive gains have resulted from the improved relationship between the school and the town, all committee members acknowledged that there are certainly those in town who are made uncomfortable by the existing arrangement. This being the case, the committee added language to this year's report encouraging next year's group to start the process of investigating alternatives to the annual discretionary tax exemption/ Plainfield Grant cycle. Committee members felt that the timing of this discussion was favorable as the Plainfield School's AREA agreement with Lebanon expires in two to three years.

Hugh McGraw indicated that he has called the US Post Office on the Meriden Post office renewal issue. While the Kimball barn renovation/relocation to a post office remains an option, until the school is further along in its Master Planning a commitment to a specific building or new location is just not possible. The school should be able completed with its master planning in about one year.

The meeting adjourned at 8:50pm.

Submitted,

Stephen Halleran

**MINUTES**  
**'07/08 KUA STUDY COMMITTEE**  
**November 28<sup>th</sup> 2007**

Present:        Steve Halleran                    Hugh McGraw-KUA  
                 Rachael Tilney-KUA                Robert Bartles  
                 Gordon Defoe

The meeting opened at 7:10pm

Director of Admissions Rachael Tilney indicated that currently there are 32 non-faculty Plainfield students attending the school (9 freshman, 10 sophmores, 7 juniors and 6 seniors)and 70% of last year's Plainfield Grant allocation was based on need. Last school year KUA distributed \$130,800 in Plainfield Grant aid, and another \$104,000 of assistance went to Plainfield students from KUA financial aid resources. The value of the tax abatement to KUA from the town on Kitchen, Dining Hall and Dormitory properties was \$126,000.

At this early time about a dozen Plainfield 8<sup>th</sup> graders have expressed some interest in the school for next year. Given that only six seniors will be leaving it is likely that next year's local students attending the school will be near 35. Just a few years ago this number had dropped to below 20. Again this year 70% of the Plainfield grant was allocated by need. Everyone received \$1,300 regardless of need and the largest need based allocation was about \$9,000. There are no plans to adjust the 70/30 formula at this time.

The group continued its past discussions about finding private funding sources for local kids. The existing Putman Fund was again suggested. Contacting some local alums of the school to see of a funding match could be set up as part of a capital campaign was an idea that was discussed.

Gordon Defoe asked about the existing handling of day student drop offs while the new student center is under construction. Currently, traffic is routed behind Miller where a makeshift turnaround has been constructed. Hugh McGraw noted that the current temporary arrangements have been marginal at best and that as currently scheduled the new building will be ready in late March.

KUA indicated that while they have not renewed the lease for the Meriden Post Office they have by no means ruled out housing a new Post Office on the school's campus. Hugh McGraw is in the process of getting the specification for the new building. Halleran has spoken with one Plainfield businessman who has some interest in participating in a bid if the lease is not renewed with the academy.

The group will meet again in a couple of weeks to continue these discussion.

The meeting adjourned at 8:20pm.

Submitted,

Stephen Halleran



**MINUTES**  
**'07/08 KUA STUDY COMMITTEE**  
**December 18<sup>th</sup> 2007**

Present:        Steve Halleran                    Hugh McGraw-KUA  
                  Rachael Tilney-KUA                Douglas Cogan-SB  
                  Susan Plummer

The meeting opened at 7:10pm

The group continued its discussions about a private funding source for Plainfield students. A capital campaign utilizing the Putnam Scholarship Fund continues to be the obvious choice. The fund is part of the school's endowment and therefore benefits from the financial expertise used to manage the school's overall endowment.

Doug Cogan noted that the relationship between the school and the academy over the last year has remained very positive. In particular the elementary students wide use of KUA athletic facilities including the new turf field has been appreciated. There was a general discussion about the need to convey this information to the Planning Board which is continuing to work with KUA on the operation of the field and lights.

Doug went on to note that the school board is pleased to see the number of local students attending the private school has returned to historical levels of about 30 to 35 students. All indications are that this trend is continuing. The group discussed the value of the KUA administration meeting with the school's administration to share information about the educational experience that local students have at Kimball Union.

Hugh McGraw reported on his communications with the US Postal Service. A facilities person from the post office will visit Meriden in January to begin the process of evaluating the need for and possible locations of a new post office for the village area. All on the committee continued to agree that insuring that Meriden maintains a post office is a top priority. Halleran noted that he spoke with Realtor George Edison from Cornish who owns the Cornish Post Office. George was certain that there would be lots of private interest, in a Meriden Project, from individuals who specialize in post office ownership.

The group will meet in mid January to begin developing a report for this year's town report.

The meeting adjourned at 8:20pm

Submitted,

Stephen Halleran

**Kimball Union Study Committee**

**Meeting #1 08/09**

**December 9<sup>th</sup> 2008 Meriden Town Hall**

Members present: Jim Gray-CFO

Rachel Tilney Admissions

Robert Barltes

Rob Hewett

Gordon Defoe

Susan Plummer

Stephen Halleran

As is customary with the first meeting of this annual group, a few minutes was spent discussing the history of the committee, the discretionary tax exemption and the Plainfield Grant so called. Halleran noted that as a result of the new assessments the exemption is now based on approximately \$7m worth of property value giving it a tax dollar amount of around \$156,000. Prior to the update the value was around \$126,000 in forgiven tax dollars.

Rachel noted that at this early time it appears that there will be a net loss of about five students attending the private school next year. Currently, there are 35 local (non-faculty parented students) attending the private school from Plainfield. Five will graduate and two new ones are likely to enter the school. Rachel hopes that new applications will increase in the coming months and that as a result of some additional outreach efforts and the increase of the Plainfield Grant a few more students will be picked up for next year. The School will once again distribute the grant using the 70% need / 30% equal distribution that has been very well received over the last several years.

Kimball Union is planning to hold a forum to discuss some of its future campus facility plans with the Meriden Village Community. This meeting will be Sunday afternoon (2pm) January 11<sup>th</sup> at the dining facility. The town office will provide mailing labels so that KUA can reach as many Meriden Village residents as possible for what is hoped to be an open and free flowing discussion. There seems to be a lot of misinformation and rumor about possible school infrastructure projects and KUA wants to use this meeting as an opportunity to provide first hand, up to date, information on its plans. Halleran noted that that the town's various land use boards are planning to attend the meeting as well.

There was a brief discussion about the new student center. The facility is now up and running and has had the desired effect of reducing both vehicular traffic on Main Street as well as student crossings of Main Street. There has been some concerns expressed that the newly paved access road (Campus Center Drive), which was narrowed to allow for a widening of an athletic field may be problematic for delivery sized vehicles trying to access the dining hall. Jim Gray noted that by pulling in the road the goal is to slow traffic on this private way making it safer for all users.

The group decided it would next meet following the January 11<sup>th</sup> community forum. In the meantime Rachel will update the various metrics from the school about aid given to local students. This information is provided in the aggregate and does not include any specific information on individual students. Halleran thanked KUA for providing this data, indicating its very helpful when discussing with residents how the grant system works.

The meeting adjourned at 8:20pm

Submitted

Stephen Halleran

**Kimball Union Study Committee**

**Meeting #2 08/09**  
**January 20<sup>th</sup> 2009 Meriden Town Hall**

Members present: Jim Gray-CFO  
Robert Barltes  
Gordon Defoe  
Stephen Halleran  
Rachel Tilney Admissions  
Rob Hewett  
Susan Plummer

The KUA Committee held its second meeting. In addition to the committee membership, in attendance were Robyn Hadlock and Debra & Dennis Allen parents of Plainfield students attending the academy.

The group began the meeting by discussing the now completed KUA sponsored forum with Meriden Village residents that was held on January 11<sup>th</sup> to discuss some of the school's long range planning for the campus. At the forum, there seemed to be good support for the efforts that KUA has made to define crossing locations on Main Street and to limit the number of student crossings that are needed during the academic year. Likewise there was broad support for the concept of relocating the US Post Office to the bottom of the hill, in the area of the Hall farm. Of concern to the forum attendees was the relocation of several buildings on Main Street and the possible creation of an athletic field parking lot near the Meriden Baptist Church. The Study Committee encouraged KUA to continue to hold these types of community informational meetings as plan updates and options become more clearly defined.

Turning to the statistical work done by the Committee each year, Rachel Tilney took the group through the current student enrollment which stands at 35 Plainfield students not counting children of KUA faculty. Given that local students attending the school had dropped into the low 20's just a few years ago being in the mid thirties was well received. Based on new applications KUA anticipates that a local student number in the mid thirties will stay in place at least for the next few years. At that first meeting it looked as though only one or two students from Plainfield's 8<sup>th</sup> grade might choose KUA, but that number has now increased. In time, as Plainfield's student enrollment trends downward the number of local students attending the private academy from Plainfield may drop as well.

During the year the School distributed the \$130,000 worth of Plainfield Grant using the 70% based on need formula of the past few years. In addition another \$70,000 from KUA sources as distributed to local students. All students received at least \$1,300, most received around \$3,500 and some received as much as \$9,600.

Robyn Hadlock and Debbie Allen joined the conversation to advocate a return to the system that divided the add evenly among all local students. The current 70-30 split has not benefitted them and they have each seen their students aid drop in recent years. Committee members explained the rational behind the split which is intended to address the concern that there is greater support of the existing exemption/Plainfield Grant system when residents are assured that the aid is being used to insure that all academically qualified students from Plainfield regardless of financial means have a chance to attend the school. For many years the grant was not need based but over time as tuition rose the votes at Town Meeting to grant the exemption become closer and closer. When the financial need component was established (50-50 split) the votes were more favorable for the exemption and numbers of local students attending the school increased.

Halleran distributed a draft report for the annual report. He noted that this was just a starting point for the document and that all members of the committee are encouraged to edit and or rewrite this starting point.

The group will meet next on Tuesday February 3<sup>rd</sup> at 6:30pm to finalize the report and the group's work for this year.

Submitted,

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #3 08/09**  
**February 3<sup>rd</sup> 2009 Meriden Town Hall**

Members present: Jim Gray-CFO

Rachel Tilney Admissions

Robert Bartles

Rob Hewett

Stephen Halleran

The KUA Committee held its third meeting. In addition to the committee membership, in attendance were Robyn Hadlock and Debra & Dennis Allen parents of Plainfield students attending the academy.

Committee members began the process of final editing of the report to appear in the 2008 annual report. Member Bartles suggested that the report include a welcome back to Meriden Village for Kay and Gardiner MacLeay. As a result of a partnership with KUA the MacLeays were able to move into a new replacement home that was constructed on the site of their former home which was damaged by a boiler explosion two year's before.

The group next added language to the report that encourages Plainfield residents to donate to the Putnam Fund as a means of building a scholarship fund, outside of the Plainfield Grant, to assist local gets with demonstrated financial need in their efforts to attend KUA.

Turning to the issue of the overall KUA tax exemption, the Committee voted to, again this year, to support the exemption. While understanding that some in the community do not support the exemption Plainfield Grant arrangement, the committee continues to feel that the system offers both significant tangible and intangible benefits to the school and town. Most important to the committee was the concept of making the KUA experience available to as many local students as possible. Doing so saves tuition expenses with Lebanon and provides our local kids with a options for their high school education.

The Plainfield Grant will again this year be distributed mostly based on financial need. Currently of the 35 local students, 12 receive financial aid over and above the minimum grant allocation. The committee considered recommending that the entire grant be need based, but in the end decided that given the poor economic times this might not be the year for this change which would result in 23 local students receiving no Plainfield Grant allocation. The group decided that rather than a 70% to 30% split, which has resulted in all students receiving at least \$1,300 in grant aid, all students will receive \$1,500 this next year with all remaining funds being distributed by need. Given that the grant value has increased with the renovations to the dining commons this formula will insure that all Plainfield students will receive a little more assistance than the previous year, but will it will also increase over the previous formula the percentage of funds distributed based on need.

The necessary work for the night having been completed the meeting ended at 8:30pm

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #1 09/10**  
**November 19<sup>th</sup> 2009 Meriden Town Hall**

Members present: Jim Gray-KUA                      Rachel Tilney- KUA  
   Rob Hewett    Susan Plummer  
   James Bonney    Robyn Hadlock  
   John Yacavone    Betsy Duany  
   Stephen Halleran

The newly appointed KUA Committee held its first meeting.

The group reviewed its specific charge from the 2009 town meeting as well as some of the historical roles that the committee has played over the years. The deliverable from the group is a report in the annual report that comments on the overall town/school relationship and includes a recommendation on the annual tax exemption vote. Steve Halleran noted that in recent years this group has worked hard to broaden its role beyond just the tax vs. Plainfield grant issue. Discussions have included the future of the Meriden post office, traffic patterns in and around the campus, and student safety issues.

CFO Jim Gray indicated that KUA is in negotiations with the US Post Office on a five year renewal which includes the option for the to relocate the post office to the bottom of Main Street. Relocating the building to the area near Hall Farm is currently proposed.

Jim Grary briefly explained the proposals for both Miller (conversion to a library and classrooms) and Baxter (full renovation). It was noted that the new use for Miller is a deviation from the school's early stated long-term goal of reducing student trips back and forth across Main Street.

The group discussed the status of the KUA pool for the use of the recreation department. Jim noted that the pool is available for the recreation department's use at either Thanksgiving or Spring break. The school is not going to keep the pool operational during the summer months when the steam plant is not in operation. The cost to heat the water with electricity is just too high.

Halleran provided the following data: The assessed value of the discretionary exemption for 2009 was \$7,131,998 or a deferral of taxes of approximately \$157,000. This equates to about \$.56 of the current \$22/\$1,000 tax rate.

Rachel Tilney updated the group on the current Plainfield student census information. Plainfield day students number 28, 8 will likely graduate and right now it appears that as many as 4 from town might attend KUA from the current 8<sup>th</sup> grade class. Last year, in addition to the \$156,000 in Plainfield Grant monies the school provided local students with another \$114,000 in KUA aide nearly double the amount from 2008.

The group will meet next after the Thanksgiving Holiday.

Submitted,

Stephen Halleran



**Kimball Union Study Committee**  
**Meeting #2 09/10**  
**December 15th 2009 Meriden Town Hall**

Members present: Jim Gray-KUA	Rachel Tilney- KUA
Gordon Defoe	Robyn Hadlock
John Yacavone	Betsy Duany
Stephen Halleran	Myra Ferguson
Douglas Cogan	

**The KUA Committee held its second meeting.**

Moderator and former Selectman Stephen Taylor attended the meeting at the request of the group to discuss the history of the study committee and the tax abatement exemption. Taylor noted that in 1974, when he was on the Selectboard, KUA came to the town seeking relief from its property taxes. Taylor stressed that the town recognized that every non faculty student that attended KUA was a student the town did not have to pay tuition for. Attorney Buckley represented KUA at this discussions and from them came the notion of using a section in RSA 72:23 to allow the community to extend an additional tax exemption to KUA on kitchen, dining hall and dormitory properties. NH is one of a few states that allows for the taxation of these so called revenue generating properties.

Taylor stressed that the premise for the exemption was that the relationship was strictly between the town and the school. Over the years the exemption amount has developed the appearance of being tied to local aid for Plainfield Students. This was not the original intent and Taylor feels that the more formalized this relationship is the less likely this arrangement would stand a court challenge. Halleran noted this is very consistent with the legal opinion from the Concord law firm of Ransmeier and Spellmen in 1993. The town grants the tax exemption and KUA is then free to use that tax savings in anyway they elect. Its fine to seek the guidance of the local committee on how to use the money, but the decision is strictly that of the school.

It was noted that it is the interest of both the town and KUA to have as many local students as possible attend the academy. All agreed that for the tax exemption to be approved, the residents of Plainfield must be convinced that the exemption has significant value to the community, not just the private school.

The group discussed some of the other linkages between the town and school. Property ownership, employment opportunities, the fire brigade, and the water district to name a few.

School Board members Cogan and Ferguson encouraged KUA to visit the school a couple of time each year to make sure that all parents know that KUA is an option regardless of financial need.

The group will meet next after the first of the year.

**Submitted,**

**Stephen Halleran**

**Kimball Union Study Committee**  
**Meeting #3 09/10**  
**January 20th 2010 Meriden Town Hall**

Members present: Jim Gray-KUA                      Rachel Tilney- KUA  
                                 Gordon Defoe    Robyn Hadlock  
                                 John Yacavone    Betsy Duany  
                                 Stephen Halleran    Myra Ferguson  
                                 Susan Plummer

The meeting opened at 7pm. Member Betsy Duany asked the committee to discuss the idea of some how directing additional funding to the Plainfield Elementary School through the KUA tax exemption vote. The committee felt that this was not possible through the exemption vote, but that the KUA could of course make a payment in lieu of taxes to the Plainfield Elementary School. Jim Gray noted that KUA feels a strong responsibility to the community and in particular in the elementary school. Further, the school acknowledges that faculty leaving in dormitories add elementary aged students to the school. However, Kimball Union is already facing its own economic challenges which have included laying off staff and faculty. KUA could certainly make a donation to the school, but it would have to come from the existing funds earmarked to help local students attend the private school. This would of course reduce aid for these students. Jim noted that he has never fully understood the school board's rational for budgeting for all students attending Lebanon and would be willing to meet with the school board to see if KUA could assist with reducing the risk that the school board is hedging against by budgeting for all students to attend Lebanon. Myra welcomed this idea and will try to get Jim on the board's next meeting agenda.

The group spent the rest of the meeting working on the report for the annual report. Various members went over proposed changes for the draft document. On inspection it was noted that KUA is in fact Plainfield's highest single tax payer, not the sixth. The school pays just over \$55,000 each year in taxes.

At the conclusion of the editing a motion was made to recommend approval, for another year, of the annual tax exemption vote. The motion was seconded and voted in the affirmative on a unanimous vote.

Halleran will make the editing changes to the report and e-mail a second draft to each member.

The meeting adjourned at 8:20pm

Submitted,

Stephen Halleran.

**Kimball Union Study Committee**  
**Meeting #1 2010/11**  
**Meriden Town Hall**

Members Present:	Shelley Andrews	Elizabeth Duaneay	John Yacavone
	Robyn Hadlock	James Bonney	Robert Hewett
	Stephen Halleran	Jim Gray	Richard Ryerson
	Myra Ferguson	Brooklyn Wheeler	

The meeting opened at 7:00pm

General introductions were followed by a review of the group's annual charge. In recent years the scope of the group's work has been broadened to include all aspects of the town gown relationship not just the annual tax abatement and Plainfield grant focus.

CFO Jim Gray provided a brief overview of the school's major projects over the last year. The renovations to the Miller building were discussed. The use of the building has now changed from administrative offices to classrooms with a second phase planned to include relocating the school's library into that space. This change has meant that the school is no longer focusing the campus to the east side of Main Street and as a result student daily crossings of the road have increased.

The academy has now signed a five year lease for the post office with an option for renewal. It is likely that in the future the post office may be relocated, perhaps to the Main Street/Route 120 area. This new lease likely insures that Meriden has a post office at least for the next ten years.

The school is also in the planning process for the construction of an indoor turf field to be located adjacent to the Hockey Rink on Campus Center Way. The project has received local land use board approval and will likely start in the spring. A donor has dedicated funds to this project.

Halleran noted that the Selectboard would appreciate guidance from this group with regard to KUA's placing the Main Street streetlights on timers that shut off after mid night. Some years ago KUA took over many of the streetlights on Main Street replacing the conventional fixtures with lighting that matched the interior campus walkway lighting. This change was done with town approval. Recently, to save energy costs and to promote dark skies the school has placed many of its outside lights on timers these include Main Street. Halleran noted that the town's energy committee is looking at similar projects around town to reduce energy consumption. Understanding that the police department has some concerns about this lighting reduction the KUA study committee supported the move, noting that if KUA is comfortable with the safety of its own students with the reduced lighting that in absence of complaints from residents on Main Street the timers should be used and perhaps even extended to other parts of town.

Jim introduced Brooklyn Wheeler who works at the school and is interested in a joint town school cancer fund raising ôwalk for a cureö event. The twelve hour walk would be on campus and used as a way to increase awareness and raise money for cancer research. Betsy Duaneay noted that she has organized this events in the past and would be willing to help. While many details remain, the group felt that this would be a good opportunity for town school collaboration.

KUA reported that at this time there are 28 Plainfield, non-faculty, students attending the school. It is expected that ten will graduate and perhaps three or four new students from 8th grade will enter. History has suggested that the community is most comfortable with the exemption when something like 25-30 local students are

attending the school. In recent years these numbers have rebounded from the low twenties as the Plainfield Grant has been administered more on demonstrated financial need. Halleran noted that with the 2010 tax rate the cash value of the optional exemption is now approximately \$170,000. Myra Ferguson added that the Lebanon High School tuition is \$13,000/student. KUA day student tuition is approximately \$28,000 and boarding students pay \$46,000/year. James Bonney added that with declining enrollments at the Plainfield Elementary School and increasing taxes some long range projections for local students attending the private school might be a useful planning tool. It may be difficult to maintain close to 30 students attending the academy. To this end, the group will try to consolidate all of the moving pieces in this complex relationship to a single sheet or two of paper. Betsy Duane asked if it might not be time to consider a partial exemption of the discretionary property. Halleran noted that the entire \$170,000 represents about \$.62 on the tax rate.

The group determined that it would try next to meet on December 14th at that this meeting would include a tour of the new Miller Bicentennial building.

The meeting adjourned at 9:00pm.

Submitted,

Stephen Halleran

**Kimball Union Study Committee  
Meeting #2 2010/11**

Members Present:	Shelley Andrews	Elizabeth Duaneay	John Yacavone
	Robyn Hadlock	James Bonney	Robert Hewett
	Stephen Halleran	Jim Gray	Richard Ryerson
	Myra Ferguson		

The meeting opened at 7:00pm

As previously planned, the group met at the newly renovated Miller Bicentennial building. The meeting was held in a second floor classroom where CFO Jim Gray demonstrated much of the new technology that is available in each class room. Motion activated lighting, smart boards, digital message board, etc. Jim explained that the Miller renovation was designed to be as environmentally friendly as possible. The entire building has been air sealed and insulated with foam. Heat pumps are used for heating and cooling. The entire \$5 million dollars for the first phase of the project was raised privately from donors. The next phase is to renovate the rear of the building as a new school library.

The group spent the remainder of the meeting discussing the various aspects of the town school relationship. KUA noted that it does pay a significant amount in property taxes and further that the school has not requested exemptions for some buildings that it feels it would otherwise be entitled to receive. Jim Gray did note from his analysis the way that KUA can most aid the community is to continue to accept and educate as many Plainfield Students as it can, thus saving the cost of Lebanon High Tuition for those students. Jim showed a graphic that emphasized that KUA provides far in excess of the value of the tax abatement in aid to local students. Last year the school provided over \$250,000 in aid and the value of the exemption was around \$160,000.

Several members raised the issue of the number of KUA faculty children who attend PES, the number currently is 14 students. It was noted that the purpose of this committee is to study all of the aspects of the relationship and make a determination as to whether or not both sides were being treated fairly. Committee members noted that many in the community are hurting and that all efforts might be made to help with escalating property taxes. Jim Gray felt that while perhaps unpopular the Selectboard should appoint a committee to study ways to enhance the town's tax base.

Concerning the streetlight issue committee members continued to not object to turning the lights off late at night, however, the group felt that given that the entire student body is now crossing Main Street several times a day, additional light from streetlights is necessary. Just in the last week there have been several concerns raised at the town office that it is difficult to see students crossing the road during the twilight hours. Jim Gray agreed to have this looked into immediately.

On behalf of the recreation department Halleran asked Jim Gray to look into gym scheduling. Halleran has learned that KUA has indicated to the recreation department that use of the gym during

weekday evenings may not be possible. Jim was not aware of the need for this change and will look into it.

The group will meet next after the first of the year.

Submitted,

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #3 2010/11**  
**Meriden Town Hall**

Members Present:    Shelley Andrews    Elizabeth Duaneay    John Yacavone  
                              Robyn Hadlock        Robert Hewett        Stephen Halleran  
                              Jim Gray                Richard Ryerson      Myra Ferguson

The meeting opened at 7:00pm

KUA CFO Jim Gray noted that due to the rescheduling of this meeting, from Tuesday to tonight Head of School Mike Schafer was unable to attend this evening, but would try to attend the next meeting.

**Streetlight Update:** Jim reported that KUA continues to look into both short and long term options for improving the Main Street lighting, particular around the crosswalks. Halleran added that the Board of Selectmen remains concerned about this issue and is feeling pressure consider reinstalling conventional streetlights along Main Street to improve safety. The office continue to hear from residents who find it difficult in low natural light conditions to keep track of pedestrians moving along and across Main Street.

**Recreation Department:** Halleran reported that despite Jim's best efforts the school was unwilling to this year accommodate the recreation department's request to use one of the school's two gyms one to two nights a week from 6pm to 8pm. In past years the 1<sup>st</sup> and 2<sup>nd</sup> graders have been able to use the small gym. Jim added that the school has made the facility available to the town after 8pm on week nights and on Saturday mornings, but feels that there is a need among their own student body to have a place to play pick up sports after dinner, but before study time. Halleran responded that the Selectboard was disappointed with this development and is now in search of another facility/option for the town's recreation department. The town government is feeling as though the very top of the KUA Administration is not particularly interested in local community issues that require the school to sacrifice.

Recognizing that tensions have elevated between the town and the school administrations committee members encouraged the two sides to hold a direct meeting and clear the air.

**Tax Abatement:** Halleran indicated that he feels given the declining enrollment at PES, the increasing value of the tax exemption and the overall condition of the economy that this group should consider a percentage reduction of the optional tax exemption and possibly phasing it out over a number of years. Member Robyn Hadlock opposed this idea, feeling that such a move would really hurt Plainfield students attending the school. Myra Ferguson noted that any change that might increase the number of local students attending Lebanon would be difficult to support. Shelley Andrews supports a reduction in the exemption. Jim Gray supplied data that he feels shows that of the 28 students attending the school, 17 would be more likely than not to switch to Lebanon if the exemption was eliminated. Halleran noted that he does not necessarily support eliminating the exemption entirely, but does support reducing the exemption. Halleran noted that in 2009 KUA paid \$56,000 in property taxes in 2010 at a time when local taxes rose 8% KUA paid a reduced amount of \$51,400. Efforts to have the school make a PILOT to either the town or the school district have not been successful. Reducing the exemption is one way to generate some additional revenue to offset local property taxes. Member Duany noted that she supports the idea of KUA making a payment (PILOT) to the elementary school.

Jim Gray explained that the school is considering offering a reduced tuition rate for Plainfield students, as proposed this amount might be \$25,000 rather than market price of \$28,000. Generally speaking committee members felt that his would not be a significant enough change to act as real incentive toward increasing the number of local students attending the private school. John Yacavone agreed that a tuition of \$18,000/year might be such an incentive. Jim noted that KUA could not possible get to that number.

**Annual Report:** The group spent some time working on its submission to the annual report. Halleran will make the suggested edits and e-mail the latest draft to members.

The meeting adjourned at 9:15pm. The group will meet next on Wednesday evening January 26<sup>th</sup> at 7pm Meriden Town Hall.

Submitted,

Steve Halleran



**Kimball Union Study Committee**  
**Meeting #4 2010/11**  
**Meriden Town Hall**

Members Present:	Shelley Andrews	Elizabeth Duaneay	John Yacavone
	Robyn Hadlock	Robert Hewett	Stephen Halleran
	Jim Gray	Mike Schafer	Myra Ferguson
	Gordon Defoe		

The meeting opened at 7:00pm

Due to a scheduling change Head of School Mike Schafer was able to attend the meeting. Mike provided the group an overview of the school's master plan, noting that since the purchase of the some of the former Holdaway property that campus plans have changed with a return to emphasis on both sides of Main Street.

The group discussed with Mike the concerns raised by the Selectboard about the street lighting for Main Street. Mike noted that the school is working on some lighting options, but did not fully understand the reasons for the concern feeling that the after dark foot traffic along Main Street has not changed significantly in a number of years. Jim Gray asked about the approval process for any changes to Main Street lighting, Halleran felt that both the Selectboard and Planning Board would need to be involved, but that this could be done very quickly to improve on perceived public safety issue. Jim repeated that the school does have staff and consultants working on the concern and should be ready to propose some changes very soon. Jim and Mike will be meeting with the Board of Selectmen on February 16th.

John Yacavone questioned whether it would be easier for the town and or school to assume the ownership/expense of Main Street, thus keeping road design and safety issues confined to the local decision making process. Main Street is a state road from Route 120 to the top of the hill. Mike indicated that the school would be interested in having a greater say over the future of Main Street. Halleran noted that the town is not in a position to accept additional roadways, without some financial assistance for the maintenance. In the case of Main Street, future paving and catch basin maintenance are the biggest concerns.

The group concluded its discussions with Mike covering a wide range of issues including use of facilities, tax burden and number of KUA students attending PES and the number of local students attending KUA. Member Andrews noted that she feels that KUA sending 14 children to the PES is an issue that needs to be accounted for in the relationship between the town and the school. Halleran noted that he feels as the number of high school students decrease, the value of the optional exemption increases that consideration should be given to reducing the exemption from 100%. Mike noted that any reduction in the optional exemption will reduce the pool of aid available to local students who might wish to attend KUA. Committee members Hadlock and Ferguson both felt that any reducing in aid would have an adverse impact on the number local students going to KUA. Member Jim Bonney felt that all of these were very complex relationships and that the Selectboard should get this group up and running right after town meeting with a specific charge to look into these issues. Committee members thanked Mike for attending. Mike indicated that he is glad to come to these meetings as need and schedule dictates.

**Town Report:** The group spent the rest of the meeting working on the submission for the annual report. The finished document will focus on Main Street lighting, use of KUA facilities and of course the annual tax abatement vote. All members on the committee felt that a significant optional exemption should be continued, with the majority feeling that the exemption should be maintained at 100%. Those that do not agree with the 100% level suggested that 80% might be appropriate.

The meeting adjourned at 9:15pm.

Submitted,

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #1 2011/12**  
**June 14<sup>th</sup> 2011**  
**Meriden Town Hall**

Members Present:	Shelley Andrews	Elizabeth Duany	John Yacavone
	Robyn Hadlock	Stephen Halleran	Jim Gray
	Myra Ferguson	Eric Brann	James Bonney
Others:	Jill Young		

The meeting opened at 7pm.

The group determined that committee meetings will be held at the 2<sup>nd</sup> Tuesday of each month at 7pm at the Meriden Town Hall. The next meeting will be July 12<sup>th</sup> 2011.

John Yacavone was elected Chairperson of the committee.

The group discussed the goals and objectives of the committee for the coming year. This year the committee is starting its work about six months early to give plenty of time to work on specific issues.

Jim Gray noted that he felt voters should feel positive about the granting of any optional exemption to the school. If both sides don't feel that there are positive outcomes from the exemption then it is something that should be discontinued.

The committee agreed to focus on getting out to the public factual information so that an informed decision can be made at town meeting on this complex issue.

Robyn Hadlock noted that she hoped the committee could reach a unanimous decision on a position this year on the exemption issue. Eric Brann added that he feels comfortable with the 80% tax exemption on the optional property for KUA and sees no reason why it necessarily should be lowered further.

All agreed that it will take time to fully understand the impacts of reducing or eliminating the optional exemption.

Halleran noted that he would like to see the group focus on ways of making the option of going to KUA widely available to all academically qualified Plainfield students.

Chairman Yacavone asked each member to e-mail to Steve Halleran by July 1<sup>st</sup> one or two ideas or concepts that they would like to see the group focus on between now and town meeting. The complete list of issues will be included in next months mailing.

The meeting adjourned at 8:45pm. Submitted, Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #2 2011/12**  
**July 12<sup>th</sup> 2011**  
**Miller Hall KUA Campus**

Members Present: Elizabeth Duany      John Yacavone  
                          Robyn Hadlock      Stephen Halleran      Jim Gray  
                          Myra Ferguson      James Bonney      Rob Hewett

Others:                    Allan Ferguson      Greg Vogt-new PES Superintendent

The meeting opened at 7pm. It being a hot and humid evening, the group moved to the Miller building on the KUA Campus to take advantage of air conditioning.

School Board member Myra Ferguson introduced Greg Vogt to the group. Greg is the new Superintendent for the Plainfield Elementary School.

Chairman Yacavone provided a white board summary of all the comments and ideas for further study that had been submitted by committee members since the July meeting. The group was then asked to vote on the order that these items would be reviewed by the committee. The schedule was determined as follows:

August 9<sup>th</sup>: Impact of a down economy on the KUA/Town relationship. Donor funds, helping each other, alternatives to the current exemption, public funds for all students.

September 13<sup>th</sup>: KUA /Plainfield School Relationship. Explore the possibility of a payment in lieu of taxes from KUA to PES.

October 11<sup>th</sup> : Public perceptions, full access to information. Town/KUA fact sheet improvement. PES needs and possible gifts.

The group spent the remainder of the meeting discuss some of the miscellaneous concepts that were submitted for discussion. Jim Gray explained the role of the Head of School in the organization, noting that all major campus decisions go through the Board of Trustees. Myra Ferguson updated the group on the cost of education at PES. The per student cost is about \$15,000. Turning to safety issues on Campus, Police Chief Roberts will be invited to an upcoming meeting.

Steve Halleran and Jim Gray will explore the relationship that other town's in NH have with their private schools. In particular as it relates to the optional tax exemption allowed under RSA 72:23.

The meeting adjourned at 8:25pm. The group's next meeting is August 9<sup>th</sup>.

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #3 2011/12**  
**August 9<sup>th</sup>**  
**Meriden Town Hall**

Members Present:     John Yacavone             Elizabeth Duany  
                               Stephen Halleran             Jim Gray  
                               Shelly Andrews             Eric Brann  
                               Myra Ferguson

Chairman Yacavone opened the meeting at 7pm. There being no public wishing to comment the group moved right into its general discussion. This meeting focused on the effects of a down economy on both the town and the private school.

Jim Gray explained that in a down economy its very competitive for students. KUA works hard to maintain a full roster of 300 students, without compromising the academic standards of the school. If the school is not able to maintain a full roster, staff cuts are necessary to balance the operating budget.

Jim further noted that KUA has two budgets, its operating and its capital budget and that often residents confuse the two. Capital projects are paid for out of dedicated funds that can only be used as the donor has directed. The new field house is good example of this, the money must be used to build a field house.

Halleran explained that the town has struggled to keep up with capital improvements in the current economic times. No expansion of town services, personnel or projects are possible or planned right now.

The group reviewed work done by Steve Halleran and Jim Gray reviewing the relationships that other towns and private school have with one and other, copies attached. In general, regardless of tax and tuition issues, the town's surveyed enjoy very positive working relationships with the private schools in their communities.

There was consensus among the group that any change to the current annual tax exemption vote should be one that has a goal of keeping a significant number of Plainfield students attending KUA. The concept of eliminating the annual exemption vote and replacing it with a reduced tuition for local students continued be discussed. Andover and Proctor Academy have this type of relationship. A student who graduates from the Andover elementary school and has lived in town for at least three years receives a \$10,000 break on a \$28,000 tuition. It was noted that only five local students are currently attending proctor, where Plainfield has more than twenty.

Jim Gray noted that in reviewing the school's assessments for buildings its not clear to him that these have ever been tested in the same way that housing assessments are constantly being evaluated with

sales data. Large institutional buildings aren't typically sold. Jim noted that KUA's dining hall and dorm assessments are much higher than Proctor's

The group will continue all these discussions at the September meeting. In addition, the idea of KUA making a payment in lieu of taxes to the school will be discussed as well. The group noted that 15 children attending the elementary school come from tax exempt faculty housing on the KUA campus. Jim Gray pointed out that KUA is one of the town's largest tax payers and many of its faculty live off campus in their own homes.

The July minutes were approved.

The meeting adjourned at 8:45pm.

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #4 2011/12**  
**September 13<sup>th</sup>**  
**Meriden Town Hall**

Members Present:     John Yacavone             Elizabeth Duany  
                                 Stephen Halleran         Jim Gray  
                                 Shelly Andrews         Robyn Hadlock  
                                 Myra Ferguson             Rob Hewett

Others in attendance     Joe Williams, KUA  
                                 Allan Ferguson, Resident  
                                 Paul Robert, PC

Chairman Yacavone opened the meeting at 7pm. There being no public wishing to comment the group moved right into its general discussion. This meeting focused on the relationship between the police department and KUA and the elementary school and KUA.

**Police Chief:** Chief Roberts noted that he feels the current administration has been very open and inclusive with the department. Paul acknowledged that there are times when KUA can handle its own matters with the honor board and there are times when if a crime is committed that the Police Department needs to be involved. On inquiry, Paul noted that KUA represents about 12% of the departments logged incidents with dispatch. An incident can be anything from a false alarm, to a public assist, to full scale emergency. Most logged incidents are minor in nature. Alarm activations are an area that he and Doug Plummer have worked on to develop more efficient methods of determining the nature of the call. False alarms are costly both in terms of resources used and people hours in the course of a year.

Paul would like to see improved radio communication with KUA vehicles. He noted that KUA and the PES share and assist one another with campus evacuation plans. PES students go to the KUA art center and KUA students would go to the Plainfield School gym.

The group thanked Paul for his attendance.

**Plainfield Elementary School Discussion:** Member Ferguson shared with the group a compilation of numbers that she has pulled from annual reports showing the amount of money that was avoided by having local students attend KUA over the last ten years. If these students had not gone to KUA, for whatever reason, many would have gone to Lebanon resulting in higher tuition costs to the school district.

The discussion next focused on on the issue of faculty students from KUA, living in tax exempt housing, sending children to the elementary school. Currently, there are about 14 K-8th graders from this set at the school. Halleran is advocating for a payment in lieu of taxes to go directly to the school. Myra noted that the school board would accept a payment. Jim Gray indicated that the school is opposed to a cash payment, but would consider assisting with program at the school. The group felt that this was equally good, as long as taxpayers could easily see a value for the assistance.

The group finished the meeting by brainstorming ideas for integrating early on in the PES student experience opportunities to get to know KUA and the campus. All agree that the more local students attend the private

school the better. To see growth in these numbers, local students need to be fully aware of the KUA option. It was suggested that the KUA Study group meet with the school board to encourage this type of thinking.

Chairman Yacavone note that the next meeting is October 11<sup>th</sup> and that this discussion will continue at that time. The meeting adjourned at 9:00pm

Submitted,

Stephen Halleran



**Kimball Union Study Committee**  
**Meeting #5 2011/12**  
**October 11<sup>th</sup>**  
**Meriden Town Hall**

Members Present:    John Yacavone            Joe Williams  
                             Stephen Halleran        Jim Gray  
                             Shelly Andrews        Robyn Hadlock  
                             Myra Ferguson         Eric Brann

Chairman Yacavone opened the meeting by noting that member Jim Bonney has decided to resign, he simply has too many Tuesday night conflicts with his work to regularly attend our meetings. Jim Gray noted that he has asked Joe Williams to attend the meetings from now on replacing Rich Ryerson.

Following the previously agreed outline the group started this meeting on non-monetary aspects of the KUA town relationship and how better to publicize the things that both sides do for one and another. Jim Gray noted that he is working on improving the fact sheet that this committee put together a couple of years ago outlining KUA's contribution to the community. Shelly Andrews was appointed to work with Jim on this project.

Myra Ferguson provided a improved copy of the information she presented at the last meeting. The data focus on numbers of students from PES that have attended KUA over the years and the LHS tuition savings this has resulted in. The data is compiled from the annual town reports (1997-2010). The 2012-2013 data is the only projected data.

A spirited discussion broke out about how to calculate the "tuition savings." Per usual, the debate raged over how many students would likely switch if the exemption went away. The math suggests that if more than 10 of the 30 students switch the town tax rate increases, if less than 10 switch the rate decreases. Halleran noted that he feels far less than 10 would switch, Jim Gray feels that far more than 10 would switch from KUA to Lebanon, noting that it takes a significant family income to send a student to KUA without some assistance.

The group has consensus on the following points:

- 1) Any time a town student attends KUA it's a good thing from a financial perspective.
- 2) Our optional exemption system, while unique in the state, seems to result in a higher percentage of local kids attending the private school than other communities with private schools who rely on a reduced tuition for local kids.
- 3) The annual tax exemption vote is difficult on the community, but might be unavoidable if the goal is to provide a mechanism for as many local kids to attend KUA as possible.

Halleran noted that he feels it is the responsibility of our school system to be working with KUA to provide access and information about the private school to our students. Halleran was not aware of the school having reached out to KUA. The more "touches" an elementary student has at KUA over their eight year Plainfield experience the more likely they will consider the school as an option. The committee decided to attend the October 18<sup>th</sup> School Board meeting to share this concept with the elementary school. The committee's next meeting will be Tuesday November 8<sup>th</sup> at 7pm.  
Stephen Halleran

**Kimball Union Study Committee**

**Meeting #6 2011/12**

**November 8<sup>th</sup>**

**Meriden Town Hall**

Members Present:    John Yacavone            Mike Schafer  
                              Joe Williams                Stephen Halleran  
                              Jim Gray                     Shelly Andrews  
                              Robyn Hadlock             Rich Ryerson  
                              Myra Ferguson             Betsy Duany

The meeting opened at 7pm

Chairman Yavacone opened the meeting by introducing Head of School Mike Schafer to the group. Mike took a few minutes and updated the committee on several ongoing KUA projects, such as the new field house and the streetlight improvements for crosswalks on Main Street. Mike acknowledged that in tough economic times both the town and school are under significant pressure. He indicated that to able to help the maximum number of local students attend the private school the tax abatement on KDD property owned by the school is very important to KUA.

Committee members queried the Head of School on issues such as the relationship with the town and village of Meriden. Mike noted that while there are competing interests generally he feels the school and town relationship is a positive one that has good outcomes for both sides.

Committee members reported on the meeting with the Plainfield School Board. The School Board made it clear that is not in position to advocate that local students considering attending the private school, in their view that is not the role of public education. The committee is simply hoping that our students are given opportunities during their PES experience to visit and learn about the private school in their own community.

Rich Ryerson discussed KUA's efforts at reaching out to local students. While it is still very early, it looks as though with six graduating from the school the current 24 local students attending KUA will likely drop to 22 or so for the upcoming year. The school is very interested in serving as many local academically qualified students as possible.

Committee members noted that the research this group has done has showed that while Plainfield is unique in its use of the optional exemption it also has by far the most local students attending the private school in its town.

Jim Gray reviewed some worksheets he had put together that summarized the school and town relationship. The group agreed to spend time at the next meeting going over these sheets in more detail. Jim feels strongly that the school is saving the town more tax money than it is costing it and that the relationship as it currently is configured is working well.

The group will meet next on Tuesday December 13<sup>th</sup>.

Submitted,  
Stephen Halleran

**Kimball Union Study Committee**

**Meeting #7 2011/12**

**December 13<sup>th</sup>**

**Meriden Town Hall**

Members Present:     John Yacavone             Joe Williams             Stephen Halleran  
                                 Jim Gray                     Shelly Andrews         Robyn Hadlock  
                                 Myra Ferguson             Betsy Duany             Rob Hewett

The meeting opened at 7pm

Chairman Yacavone opened the meeting had the group focus on an a sheet prepared by Steve Halleran that discussed the benefits that KUA gets from being part of the town community. Central to this sheet was the quality of the Plainfield Elementary School, town services and the rural character of the town. The group agreed that as amended it should be included with the presntation that Jim Gray shared with the group last meeting that focused on what Plainfield receives from KUA.

Member Betsy Duany asked KUA to consider making more weekend open skating ours available to the community. Jim and Joe explained how hard it is to find free ice time, but agreed to look into this.

The group focused most of the evening on starting to develop a position on the annual optional tax exemption question. All agree that some level of exemption has significant value both to KUA and the community. KUA continues to choose to make these funds available to local students who wish to attend the school.

Several members felt that the posted warrant should include the exemption at the 100% level, others felt that remaining at the 80% exempt 20% taxable level that was determined at last town meeting should be the posted warrant.

It appears that the number of local students attending KUA will be about 24 in 2012 as compared to 26 in 2011. Declining enrollment at the Plainfield Elementary School is resulting in small graduating classes from the elementary school. Most felt that one year is too short a time period to determine if the reduced exemption is resulting in few students attending the school.

The group will meet on January 3<sup>rd</sup> to continue its work and will try to meet with the Selectboard on January 17<sup>th</sup> to discuss the warrant. The committee's report is due no later than February 3<sup>rd</sup>.

Submitted,

Stephen Halleran

**Kimball Union Study Committee  
Meeting #8 2011/12  
January 3<sup>rd</sup> 2012  
Meriden Town Hall**

Members Present:     John Yacavone             Joe Williams             Stephen Halleran  
                                 Jim Gray                     Eric Brann                 Robyn Hadlock  
                                 Myra Ferguson             Betsy Duany             Rob Hewett

The meeting opened at 7pm

The Committee spent the meeting working on the submission for the annual report. Chairman Yacavone provided a draft report, as a starting point, and members provided edits.

The group had a discussion about process and the 2012 warrant. The entire group supports an optional exemption at 80% of KDD property, the group was evenly divided on whether the committee should recommend returning to a 100% exemption.

Rather than stand divided at town meeting, the group supported the idea of standing unanimous at an 80% exemption level. The committee will meet next on January 17<sup>th</sup> with the Board of Selectmen. At the conclusion of this meeting the committee should be able to complete the annual report and conclude its business for this year. Member Myra Ferguson agreed to compile all the edits and make the necessary changes to arrive at draft two of the report.

A general discussion followed as to the make of the committee. The group reviewed the enabling warrant article, noting that the Selectmen appoint the committee. Halleran noted that historically this has meant that on issues requiring a vote only those that have been directly appointed by the Selectboard are voting members. It was further noted that given that this year's group is evenly divided on the optional exemption issue the Selectboard made every effort to appoint a committee of varied opinions and views.

The meeting adjourned at 9:00pm.

Submitted,

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #9 2011/12**  
**January 17th 2012**  
**Meriden Town Hall**

Members Present:	John Yacavone	Joe Williams	Stephen Halleran
	Jim Gray	Eric Brann	Robyn Hadlock
	Myra Ferguson	Rob Hewett	

Robert Taylor-Selectman  
Judy Belyea-Selectwoman

The meeting opened at 7pm at the Meriden Town Hall.

Chairman Yacavone thanked the Selectboard for attending the meeting. He then took the group through a draft of a Powerpoint presentation that summarized the group's findings over the last nine months. At the core of the findings is that both KUA and the town benefit from having a positive working relationship.

The group next discussed the article on the town meeting warrant that deals with the optional exemption. The committee is unanimous in that the exemptions should be at least 80%. The committee is evenly divided as to whether the article should be returned to a 100% exemption.

Given that there have been no material changes in the underlying facts since the last town meeting, the Selectboard members felt that warning the article at the 80% level was appropriate as it represents the last action taken by the town on this matter. All acknowledged that the article will be open to amendment up or down.

The group held a brief discussion about the committee structure. The Selectboard will be encouraged to cap the size of the group at no more than nine members and to clarify who is a voting member and who is not. By example, is the town administrator and the representative from KUA seated members with voting rights or consultants to the group.

The group spent the remainder of the meeting completing its work for the annual report. Myra Ferguson was thanked for her editing work. John Yacavone was thanked for his Chairmanship. This meeting concluded the groups work for the 2011 year.

Submitted,

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #1**  
**November 20<sup>th</sup> 2012**  
**Meriden Town Hall**

Members Present:     John Yacavone             Stephen Halleran  
                                 Jim Gray                             Pamela Miller  
                                 Myra Ferguson             Rob Hewett

The KUA Study Committee opened its first meeting with a review of the warrant article approved at town meeting that created the study group. Basically, the group is tasked with meeting with KUA leaders to discuss all aspects of the town/gown relationship.

KUA CFO Jim Gray updated the group on campus current events including the construction of the field house to be called the "barn." The project, which ran into some difficulty with the contractor is now back on track and should be completed by January first and will provide an indoor practice field for team sports.

Halleran updated the group on the ongoing property reappraisal. This update will include a complete review of the tax status of all KUA property. Each tax card will be reviewed and a determination made about its tax status: taxable, tax exempt, and properties available for the discretionary exemption (kitchens, dining halls and dormitories). Halleran noted that KUA has done some excellent inventory work on this project. That work is now being reviewed by the town's assessing team. Results of this work should be available by late spring.

Currently, there are 21 local students attending the school. Three are scheduled to graduate. Early projections show as many as five local eighth graders may apply.

The group brainstormed about ways to get Plainfield students exposure to KUA. Pam Miller noted that when she went to the open house for KUA the most influential speaker she and her son heard was a former Plainfield School Student who was discussing his experience at KUA.

It was generally agreed that town/school issues have been quiet this year. The new Main Street streetlights installed by the school have addressed the safety concerns around students crossing Main Street in low light conditions.

The group will meet next on December 18th. KUA will bring the results of a traffic study the school had done this past summer.

Submitted,

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #2**  
**December 18<sup>th</sup> 2012**  
**Meriden Town Hall**

Members Present:    John Yacavone            Stephen Halleran  
                             Jim Gray                         Pamela Miller  
                             Myra Ferguson                Rob Hewett  
                             Shelley Andrews

The meeting opened at 7:00pm

The first order of the business at this second meeting was the election of a Chairperson. Member Rob Hewett was elected Chairman for the current year.

Halleran noted that at the request of a Meriden Village resident he has started a discussion with KUA about naming the community Christmas Tree in Memory of David Chellis who past away earlier this year. Dave, for years, assisted with the stringing of lights and the lighting of this tree. KUA feels that this is a good idea, but would want an understanding that the tree in question is a mature tree and that like all trees eventually it will have to be taken down and replaced. Jim pledged to continue these discussions within the KUA community and administration.

CFO Jim Gray shared with the group a traffic study commissioned by the school. Resource Systems Group of White River Junction conducted the study. The executive summary is attached.

The group discussed moving the discretionary exemption back to 100% if the number of local students attending the school were to increase from the low 20's to the mid 20's. All agreed the more local students that attend the school the greater the support is for the exemption and the 100% level. The group determined that the next meeting will be January 15<sup>th</sup>

Submitted

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #3**  
**January 16<sup>th</sup> 2013**  
**Meriden Town Hall**

Members Present:    John Yacavone            Stephen Halleran  
                             Jim Gray                                Pamela Miller  
                             Myra Ferguson                        Rob Hewett  
                             Shelley Andrews                      Eric Brann

The meeting opened at 7:00pm

This meeting focused on the various aspects of the KUA town grant/ KUA discretionary tax exemption. From the meeting the following was learned about the current year.

KUA has \$34 million dollars in property, \$24 million is exempt by state law, 5.5 Million is the value of Kitchens Dining Halls and Dormitories at the 80% exempt level (taxes exempted equal \$136,000). The school pays property taxes on \$3.7million resulting in a tax payment of \$92k to the Town of Plainfield. This makes KUA the highest property taxpayer in the town, second is New England Power at \$57k.

Five local students graduate from KUA this year and currently the school has received eight applications from local 8<sup>th</sup> graders. KUA anticipates that the number of local students attending the school next year will stay approximately the same at 23.

Plainfield School is currently educating 14 students from KUA faculty that live on campus.

Lebanon tuition is currently \$14,000 per year.  
Plainfield Elementary school per student cost is \$15,000/year.  
KUA's day student tuition is \$29,990/year.

The group generally supports the idea of decreasing or increasing the discretionary grant depending on the number of local students attending the school. More students that attend the more funds the town exempts and vice versa. Given that numbers are not changing this year, there was general support for leaving the exemption at the current 80% exempt, 20% taxable level that has been in place for the past two years.

The group will get together next on the 29<sup>th</sup> of January to finalize the submission for the annual report and to prepare a fact sheet for the annual meeting.

Jim Gray provided a tour of the KUA "Barn" field house recently finished for those members that had time to attend.

The meeting adjourned at 8:00pm

Submitted,  
Stephen Halleran



**Kimball Union Study Committee**  
**Meeting #4**  
**January 29<sup>th</sup> 2013**  
**Meriden Town Hall**

Members Present:    Rob Hewett    John Yacavone    Stephen Halleran  
                             Jim Gray       Eric Brann       Myra Ferguson  
                             Shelley Andrews

The meeting opened at 7:00pm

Chairman Hewett opened the meeting which was devoted to completing committee's report for the 2012 town report. The group worked off a rough draft prepared by the Chairman which reflects the discussions the group had at the previous meetings.

Each paragraph of the report was reviewed and edited as necessary. The group is recommending that the discretionary tax abatement on kitchen, dining hall and dormitory facilities remain in place at the 80% tax exempt 20% taxable value.

The meeting adjourned at 8:30pm.

Submitted,

Stephen Halleran

**Draft Minutes**  
**Kimball Union Study Committee**  
**Meeting #1**  
**November 5<sup>th</sup> 2013**  
**Meriden Town Hall**

Members Present:    Rob Hewett    John Yacavone    Stephen Halleran  
                             Jim Gray        Eric Brann        Chris Foreman  
                             Joe Williams   Robin Hadlock    Shelley Andrews  
                             Betsy Duany

**The meeting opened at 7:00pm**

This being the first meeting since March Town Meeting, the KUA Study committee held an organizational meeting. New member Chris Foreman, representing the school board, was welcomed. The Select board has asked former school board member Myra Ferguson to remain on this important committee, she has agreed but could not attend tonight's meeting.

The group determined that Tuesday evenings were best for future meetings, December 10th will be the next one. Meetings will generally be held at the Meriden Town hall at 7 pm.

KUA CFO Jim Gray provided a brief overview of ongoing projects at KUA, the renovation of Miller, phase II, is in full swing and will include a new school library and learning center. The work should be completed in January and follows the project of a couple of years ago when Miller was converted to academic classrooms.

Assistant Head of School Joe Williams reported that currently 29 local non- faculty students are enrolled at the school. This number is up from the projection of 23 from last fall.

Steve Halleran reported that the new tax rate has been established at \$27.50 and that at the next meeting the group will be discussing the impact that the new valuations have had on KUA property and the annual town vote.

Shelley Andrews noted that it would be great if KUA students could assist with clean up and community projects after natural disasters like the summer rain storms that did so much damage.

Chris Foreman reported on some of the work the school board is doing to recruit more area kids into the Plainfield school? The school, in Chris's view could accommodate as many as twenty new students without significant operational cost increases. The Plainfield School Board and Cornish School Board continue to have productive discussions about ways to share resources.

Rob Hewett was asked to serve as Chair for a second year. At the urging of the entire group he agreed.

**The meeting adjourned at 8:15 pm.**

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #2**  
**December 10<sup>th</sup> 2013**  
**Meriden Town Hall**

Members Present:	Rob Hewett-Chair	John Yacavone
	Jim Gray-KUA	Chris Foreman
	Stephen Halleran-TA	Shelley Andrews
	Betsy Duany	Eric Brann
	Myra Ferguson	Doug Plummer-KUA
	Pam Miller	

The meeting opened at 7pm

Halleran reported that the dedication of the annual tree lighting ceremony in memory of David Chellis went very well. This was a collaborative project between the town, the school and the local Meriden Village churches.

The group spent much of this session discussion the raw data from the now completed revaluation of KUA properties. The entire town was reassessed for 2013. Stephen Halleran shared with the group three basic spreadsheets that breakdown all of the school's property into taxable, nontaxable, town vote. The data is arranged in such a way as that you can determine for each building on the campus how much of it is always taxable, never taxable, town vote eligible. As a result of the new revaluation KUA's taxable property has dropped from \$3,731,072 (2008) to \$3,120,931(2013) a change of about 16%. On average real estate values dropped 10% from 2008-2013. As a result of the town wide drop in values and spending approved at annual meetings the tax rate changed from \$24.45 to \$27.50. The value of the KUA property (KDD) that is eligible for the annual town vote increased from \$5,597,044 to \$6,427,498. Facility Director Doug Plummer explained to the group the work that his staff did in assisting the town in determining the use that all properties on the campus are put to. Many buildings include educational facilities, student areas, faculty housing, etc. All of which plays into the taxable vs. nontaxable status of the building. This was the most comprehensive review of the entire campus for taxation purposes in at least fifteen years.

Chris Foreman, representing the school board, noted that at the next committee meeting he should know if the school board is going to place an article on the warrant to study leaving the AREA agreement with Lebanon High School. Chris thinks the article is likely, but the board has not made a formal decision yet. Committee members noted that while this process would take several years it does have the potential to impact the relationship between the school and the town with respect to local students attending the academy.

The group will meet next on Tuesday January 14<sup>th</sup> and again on the 28<sup>th</sup>. The meeting on the 14<sup>th</sup> will be held at Miller Centennial Building the 28<sup>th</sup> here at town hall. Both start at 7pm.

The meeting adjourned at 8:30pm.

Steve Halleran

**Kimball Union Study Committee**  
**Meeting #3**  
**January 14<sup>th</sup> 2014**  
**KUA Campus**

Members Present:	John Yacavone	Robyn Hadlock
	Jim Gray-KUA	Stephen Halleran-TA
	Rich Ryerson-KUA	Betsy Duany
	Eric Brann	Pam Miller

The meeting opened at 7pm in the Miller Centennial Building

Jim Gray took the group through a power point presentation that he has put together that summarizes many of the hard facts that the committee has been discussing with regard to the complex relationship between the town and the school. The presentation included among many things the following:

29 day students attending the school now, 9 will graduate and its likely that 4 or 5 freshman will be attending the school next year. Day student tuition is \$31,050. 13 children from faculty leaving on campus attend Plainfield Elementary School.

60% of KUA employees live in Plainfield, many in their own homes in our community.

The presentation included several years of financial aid data provided by the school. This past year the tax abatement was valued at about \$144,000, the School provided more than \$300,000 in financial aid to local students.

The group thanked Jim for this work. Materials from the document will be used in the creation of the committee's annual report.

The study committee expressed disappointment that the Plainfield Elementary School has not scheduled the evening for students to come in and learn about both KUA and Lebanon High. Halleran agreed to follow up with the school about this issue.

The rest of the meeting was spent touring the new library and learning center that is under construction in the back half of Miller.

The group will meet next on January 28<sup>th</sup> to finalize the report for the Town Report.

The meeting adjourned at 8:30pm

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #4**  
**January 28<sup>th</sup> 2014**  
**MERIDEN TOWN HALL**

Members Present:     Rob Hewett                             Robyn Hadlock  
                                 Jim Gray-KUA                             Stephen Halleran-TA  
                                 Christopher Foreman                             Betsy Duany  
                                 Eric Brann                                     Shelley Andrews  
                                 John Yacavone

The meeting opened at 7:10pm

Chairman Hewett opened the meeting which was devoted to completing the committee's report for the 2013 town report. The group worked off a rough draft prepared by the Chairman which reflects the discussions the group had at the previous meetings.

Each paragraph of the report was reviewed and edited as necessary. The group is recommending that the discretionary tax abatement on kitchen, dining hall and dormitory facilities remain in place at the 80% tax exempt 20% taxable value.

The meeting adjourned at 8:30pm.

Submitted,

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #1**  
**October 21<sup>st</sup> 2014**  
**MERIDEN TOWN HALL**

Members Present:     Robert Blake-KUA                     Joe Williams-KUA  
                               Rich Ryerson-KUA                     Stephen Halleran-TA  
                               Eric Brann                                 Robyn Hadlock  
                               Stephen Beaupre

The meeting opened at 7:00pm

This being the first meeting since town meeting the group took a view minutes to organize itself. Robert Blake the new CFO at Kimball Union was introduced and discussed some of the organizational changes that have been made at Kimball Union.

Long time resident and educator Stephen Beaupre was welcomed to the group as well.

Rich Ryerson updated the group on the number of non faculty local students attending KUA. Currently there are 24, 6 of which are seniors. These numbers are a little smaller than what had been forecasted at the end of last year.

The group discussed the importance of having good access to KUA admissions for parents of Plainfield's 7<sup>th</sup> and 8<sup>th</sup> graders. In the past PES has hoisted a night for parents to come to the school and meet with representative from area high schools. The committee felt strongly that this is a critical step in getting Plainfield kids/parents to take a look at Kimball Union.

Steve Halleran reported on a school committee that he is involved with that is looking at the AREA agreement and whether or not Plainfield should consider leaving it. Should this occur it is unlikely that Kimball Union would be one of the school's selected to receive tuition money from Plainfield. At this time Kimball Union is not considered a "public academy" under state law and therefore is not available for public funding. Croydon NH is sending tuition money to KUA for a single student, but this case is different than a wholesale use of a private school to educate a community's students.

Robert Blake indicated that KUA is currently reviewing the lease with the US Post Office and that if at all possible the school is committed to keeping a post office in Meriden Village. The current arrangement expires late next year.

The group will meet again in mid November.

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #2**  
**November 18th<sup>t</sup> 2014**  
**MERIDEN TOWN HALL**

Members Present:	Rob Hewett Chair	Robert Blake-KUA
	Chris Foreman SB	Myra Ferguson
	Rich Ryerson-KUA	Stephen Halleran-TA
	Eric Brann	Robyn Hadlock
	Stephen Beaupre	Betsy Duany
	John Yacavonne	

The meeting opened at 7:00pm

This meeting having the full group present introductions were made around the table and the group started its work by learning that Chris Foreman is working with principal Sue Blair to insure that there is a KUA night at the Plainfield School in the next few weeks. Rich Ryserson indicated that this meeting should happen before the first of January. Robyn Hadlock noted that she feels that this meeting will help to get some new interest from the 8<sup>th</sup> grade class on possibly attending the private school.

Robert Blake walked the group through some statistical data that he had pulled together building off work that Jim Gray did a year ago. In part, this data shows that Plainfield students do receive more aid "on average" than students from other town's. Twenty of twenty five local students attending the school receive some financial aid.

A discussion followed about what might happen should the abatement stop and aid was reduced. Not all would leave KUA for public school, but not all would stay either. Chris Foreman noted that the break even point on a \$144,000 abatement is ten students. If more than that leave it costs the community more tax money, if less leave money is saved. Chris acknowledged that this decision is more complex than just tax dollars.

The group decided that the Chairman of the AREA Agreement Study Committee would be asked to attend the next meeting. If Hanover High School was a choice school for Plainfield, some students would have gone to KUA might choose to go to Hanover instead. Sending tax dollars to KUA as a choice school is not being considered. Legal opinions differ on this issue, but all agree that an expensive legal battle would result and there is no interest in that.

Halleran noted that KUA has indicated to the Planning Board that the school has no intention of renewing the lease of the Post Office. The Post Office deal expires next August. Robert Blake noted that the USPS can renew the agreement, but KUA has an option to cancel the agreement

with six months notice. KUA has no intention of throwing the post office out, but they do not wish to be in the post office business any longer. The school, however, clearly wants to keep a post office in Meriden and will help in anyway it can to make that a reality.

The group determined that Tuesday December 16<sup>th</sup> would be the next meeting at 7pm at the Meriden Town Hall.

Submitted,

Stephen Halleran



**Kimball Union Study Committee**  
**Meeting #3**  
**December 16th 2014**  
**MERIDEN TOWN HALL**

Members Present:	Rob Hewett Chair	Robert Blake-KUA
	Chris Foreman SB	Myra Ferguson
	Stephen Halleran-TA	Stephen Beaupre
	Betsy Duany	John Yacavonne

The meeting opened at 7:00pm

Mike Sutherland the Chairman of the Plainfield School Board's appointed AREA agreement study committee was introduced to the group and provided the following update: The ADA group is looking at whether or not to recommend to the school board that they place an article on the upcoming warrant to begin the formal process of withdrawal from the school district's AREA agreement. If such an article is proposed and approved, a different committee that is called out specifically in the statute will be formed. This year's informal committee is looking at the possible economic, social and educational effects of having school choice. Under a choice model Plainfield would have three or four high schools that local students could attend using public money. Kimball Union is not qualified, nor interested in becoming qualified, to be one of these schools. Lebanon, Hanover, Stevens, Windsor and Hartford are all on the short list of school that might be available.

It is generally believed that leaving the AREA agreement will cost more money, the tricky part is trying to understand how much more. How many local students would choose Hanover, would students leave KUA to go to Hanover? Would the optional exemption to KUA remain in place or would this new choice model eliminate the need for it? How would special education costs change? All of these issues are being studied by the committee, but frankly few of them have certain answers. Its been frustrating to the committee that most all of the data is speculative.

Its not clear yet what the committee will recommend, however, even a recommendation to form a formal committee to investigate withdrawing from the AREA agreement would not necessarily result in the district leaving the AREA agreement. It would likely be at least a two year process.

The group thanked Mike for his updated. Chris Foreman noted that all of this is about investments the community makes for education. The KUA exemption is an investment, school choice is an investment, the town might elect to make both or one or the other. The bottom line being that the town wants to provide our students with the best possible educational options it can afford. Chris believes choice would make all the various schools involved more competitive since they all need and want students.

**Other business:** John Yacavonne and Steve Beuapre updated the group on the now completed KUA night at the Plainfield School. Both felt that the night went well and helped Plainfield parents and students make contacts at Kimball Union.

The group will meet next on January 6<sup>th</sup> at 6pm.

Submitted

Stephen Halleran

**Kimball Union Study Committee**  
**Meeting #4**  
**January 6th 2015**  
**MERIDEN TOWN HALL**

Members Present:     Rob Hewett Chair                     Robert Blake-KUA  
                               Myra Ferguson                             Stephen Halleran-TA  
                               Pam Miller                                     John Yacavonne

Others Present:         Mike Schafer Head of School  
                                   Joe Williams Assistant Head of School

The meeting opened at 7:00pm

The group spent the meeting working on a draft report for the annual report. The first step in the process was to update the statistical information that is typically found in the report. The group determined that the main issues facing the town / KUA relationship at this time are: Declining local student enrollment at PES and at KUA , the annual recommendation on the discretionary exemption, the possibility of the town moving to a choice model for high school options, the likely relocation of the Meriden Post Office, currently housed on the KUA campus.

A wide ranging discussion took place on each of the above issues. Chairman Rob Hewett will pull together a draft report for the committee to consider at its next meeting which will be held on Tuesday January 20<sup>th</sup> at 7pm here at the Meriden Town Hall.

Stephen Halleran

**Meeting #5**  
**January 20th 2015**  
**MERIDEN TOWN HALL**

Members Present:     Rob Hewett Chair                     Robert Blake-KUA  
                          Myra Ferguson                         Stephen Halleran-TA  
                          Eric Brann                                     John Yacavonne  
                          Betsy Duany                                 Robyn Haldlock  
                          Chris Foreman-SB

Others Present:       Mike Schafer Head of School  
                          Joe Williams Assistant Head of School

The meeting opened at 7:00pm

The group spent this meeting finalizing its report for the 2014 Town Report. Key to this discussion was a defined position on the discretionary property tax exemption which currently stands at 80% of the value of kitchen, dormitory and dining hall property. Member Ferguson moved that the discretionary exemption be increased to 100%, member Yacavonne seconded this motion. The discussion that followed is summarized as follows: Myra and John noted that there is a long standing relationship with KUA that is beneficial to both the town and the school. Returning to 100% would provide KUA the biggest possible pool of financial aid to help local students. In recent years KUA has given nearly double the amount of aid to local students than the value of the exemption. Member Foreman provided an alternative view, he agreed that the relationship between the town and school is important but noted that rather than focusing on the total amount of aid that KUA provides to Plainfield students we should be looking at the difference between the average amount of aid that students from other towns receives compared to the average amount of aid Plainfield students receive. It is true that KUA provides additional aid to local students but that amount is much closer to just the amount of the discretionary exemption than it is double the exemption.

Several members felt that in a year where there is so much educational change up for vote at school meeting that it would be best to leave this issue unchanged and move into town and school meeting as a unified group rather than a group divided. There is full support for an 80% exemption and divided support for a 100% exemption.

Head of School Mike Schafer noted that KUA is committed to a strong positive town/gown relationship and that the discretionary exemption does play a key role in the school's ability to assist Plainfield students attend Kimball Union.

The group held a vote on the motion as offered, it failed on a vote of 7 no votes to 2 yes votes.

A motion followed to keep the exemption at 80%, this vote was seconded and voted unanimously by the committee.

The group spent the rest of the meeting formatting the final report. Chairman Hewett will make the necessary changes and forward a final draft to members in the next couple of days.

Stephen Halleran

**Meeting #1  
November 17th 2015  
MERIDEN TOWN HALL**

Members Present:     Rob Hewett Chair                     Robert Blake-KUA  
                             Stephen Halleran-TA                     Eric Brann  
                             John Yacavonne                             Betsy Duany  
                             Chris Foreman-SB                         Stephen Beaupre

The meeting opened at 7pm

This being a seasoned group on the KUA/Town relationship the typical historical review of why the committee is appointed at each town meeting was dispensed with very quickly and the group moved right into current events.

Robert Blake provided an updated version of the previous year's power point presentation that is a nice summary of the relationship between the town and the school. Currently there are 25 Plainfield Students attending the private school. Of these 19 receive financial aid, 6 are full pay. A net increase is expected for next year as the Plainfield 8<sup>th</sup> grade class is quite large and a number of students have expressed an interest in KUA. Robert Blake explained that KUA is likely to increase the number of boarding students that attend the school, resulting in a decrease in the number of day student slots going forward. Boarding students pay \$60,000 per year while day student tuition is about \$31,000/year. KUA needs to invest more money in maintaining its infrastructure on an annual basis than it is currently doing.

Stephen Halleran reported on KUA/Town projects over the last year. KUA went through the newly adopted ground mounted solar approval process found in the zoning ordinance. The process resulted in the proposed solar field being moved to the south some distance away from the Baynes Road neighborhood. No complaints have been received from anyone in Meriden Village about the project.

The Town and KUA continue to investigate the concept of moving the Post Office to the Meriden Library. This would get the USPS out of the KUA campus but keep it in Meriden Village and would result in the Meriden Library building becoming ADA compliant. A lot of investigative work needs to be done, but the project seems to be an opportunity for collaboration between the school and the town.

The group discussed how it would like to proceed with its work this year. Member Foreman suggested that in addition to the usual bean counting that the group must do every year time be spent at the next two meetings discussing one, changes the KUA and the Town could make that would be simple and easy and would benefit one and another. Two, a more philosophical discussion about the use of public money which comes from all, that benefits a few and the appropriateness of this. There was support for devoting a meeting to each of these topics.

The group will hold a second meeting after Thanksgivings. The meeting adjourned at 8:45pm

Stephen Halleran

**Meeting #2**  
**December 15th 2015**  
**MERIDEN TOWN HALL**

Members Present:     Rob Hewett Chair                     Robert Blake-KUA  
                               Stephen Halleran-TA                     Huner Ulf-KUA  
                               John Yacavonne                             Chris Foreman-SB  
                               Stephen Beaupre

The meeting opened at 7pm

Robert Blake updated the group on the Meriden Post Office project. Since the last gathering Bob has made contact with the USPS about the KUA contract. The USPS has agreed to take a look at the existing facility and try and provide the group with some direction regarding the size and set up that would be required for a new PO, should the current site be abandoned and the facility relocated. The USPS is willing to work with communities to utilize existing buildings that might not otherwise satisfy new facility requirements.

Hunter Ulf explained to the group that KUA is working with the Selectboard and the Planning Board on obtaining the necessary approvals for installing five new LED streetlights on Main Street. This is the second phase of a project that was started a few years ago to address concern that Main Street was too dark at night, for drivers to see pedestrians. KUA, with town permission removed several streetlights in 2000 when they went to a new campus lighting scheme.

The group had a broad discussion about the state's ownership of Main Street. Many in the group felt that the town and school should investigate the history of Main Street as a state highway. On the surface the state's ownership of the road seems to add a higher level of complexity for KUA projects and removes a lot of local control.

The remainder of the meeting was focused on the relationship between the town and the school and ways each could assist the other.

Halleran noted that he thought improved communication between the highway department and the KUA grounds department during winter storms might be helpful and make each organizations winter clean up easier.

Chris Foreman noted that from the school's perspective KUA assistance with mentoring gifted students at PES would be very helpful.

The lunch program at PES is another area that might benefit from KUA's help. Currently, PES purchases lunches from Cornish, but if that were no longer possible the elementary school would have a real problem finding a food service provider.

Expanding the Beaupre Community Day project model to include a core from the KUA that could do projects around town was also suggested.

KUA students working as interns in our local government was an idea that many felt had merit and would instill community service values.

KUA felt from their perspective financial stability going forward would be the most beneficial. One the least desirable aspects of the town and school relationship is the uncertainty of the optional exemption each year.

The group will meet next on January 26<sup>th</sup>

The meeting adjourned at 9pm.

Stephen Halleran



**Meeting #3**  
**Januay 26th 2016**  
**MERIDEN TOWN HALL**

Members Present:	Rob Hewett Chair	Robert Blake-KUA
	Pam Miller	Mike Schafer-KUA
	Stephen Halleran-TA	Eric Brann
	John Yacavonne	Betsy Duany
	Chris Foreman-SB	Stephen Beaupre
	Myra Ferguson	

Ohers: Paul Franklin

The meeting opened at 7pm

Following the previously agreed agenda, this meeting was devoted to discussing the various numeric details of the complex relationship between KUA and the town. Robert Blake provided an update on projected student enrollment for 2016/17. Eleven local students have applied to KUA and it is likely that 6 or 7 of them will attend the academy. This being the case the number of local, non-faculty students attending KUA should remain around 25 or 26. Member Foreman sought clarification from KUA on the financial aid provided to local students as opposed to day students in general. Chris is trying to understand the value to local kids that results from the granting of the optional exemption over and above what they would have received in any case.

Member Dauny inquired about the schools plans to begin offering fewer day student spots. The current make up of the school is 70% boarders, 30% day students. KUA acknowledged that they are moving to a 80%/20% model as a way of maintaining their financial solvency. This will result in fewer day student positions; however, Plainfield students will continue to play a key role in KUA's day student population.

It was noted that Plainfield is experiencing a particularly difficult school budget year in that an out of district placement at PES will result in a significant increase in dollars to be raised from taxes. Early projections show the school tax rate rising more than \$1/\$1,000 on that item alone.

The group discussed that this very relationship began as a result of KUA being on hard financial times back in 1974 and coming to the town for help. Now with overall declining enrollment and its own financial issue perhaps this is the time to begin a phase out of this relationship. Head of School Schafer agreed, but did caution that in his view over time this will result in more local students attending public schools.

Mike noted that KUA will likely be requesting that two other homes on the campus be reviewed for nontaxale status as faculty housing. If granted, this will remove about \$600,000 from the grandlist reducing KUA's tax bill by \$17,000. The optional exemption saves KUA \$141,000 in tax dollars. Given the issues that PES is facing, the school is suggesting that the optional exemption be reduced from 80% to 50%, this will have a net increase on KUA tax burden and

will begin the process of phasing out the exemption. Members of the KUA committee felt this was a sound approach and one that should be endorsed. This being the case, the exemption will be warned for town meeting at the 50% level.

Chairman Robert Hewett was charged with pulling together a draft annual report. Member Yacavonne asked that this group meet more regularly during the year to work on some of the initiatives discussed at the last meeting.

The meeting adjourned at 8:30pm

Stephen Halleran

**Kimball Union Study Committee  
Meeting #1  
November 15th 2016  
Meriden Town Hall**

Members Present:     Rob Hewett Chair                     Robert Blake-KUA  
                               Stephen Halleran-TA                     John Yacavonne  
                               Chris Foreman-SB                     Stephen Beaupre  
                               Andrea Keen

The meeting opened at 7pm.

The group discussed several outcomes since last winter. KUA has added additional streetlights to the bottom of Main Street and made substantial improvements to the sidewalks on Main Street. Both of these items are widely viewed as safety improvements.

The annual tax commitment for the school increased in 2016 from \$85K to \$140K. See last years minutes, KDD exemption cooperatively reduced from 80% to 50%.

Member John Yacavonne expressed concern that there is not a member of this committee who also sits on the Meriden Village Study Committee. For John, the moving of the Post Office to some other location in Meriden Village is not receiving sufficient town or KUA attention. Halleran noted that the charge for the Meriden Committee is more tightly focused on ADA issues for the library building. Steve will ask Chairman Dewey Jones to attend the next meeting and provide an update on the groups activities. Halleran's understanding is that the group has decided that attaching a post office to the library is not a viable option.

Turning to the town/gown tax relationship, Robert Blake expressed concern that if the optionL exemption is further reduced KUA's total tax liability may place it in a disadvantaged position with respect to its competition and what they typically pay in property taxes. Bob stressed that the boarding school business has gotten very competitive. Chris Foreman felt that a data driven discussion about private schools and their respective tax liabilities would be a valuable exercise. Bob further noted that despite the agreed upon increase in property tax, KUA basically maintained the same level of aid to local students as the previous year.

Andrea Keen noted that she would like to involve KUA and this committee in some of the road safety concerns that she has for Main Street, Route 120 and Bonner Road. She has been working with the Selectboard on these issues.

The group decided it would meet next on Tuesday November 29<sup>th</sup> at 7pm, Meriden Town Hall.

Robert Hewett was reaffirmed as Chairman for the new session.

The meeting adjourned at 8:10pm  
Steve Halleran

**Kimball Union Study Committee  
Meeting #2  
November 29th 2016  
Meriden Town Hall**

Members Present:	Rob Hewett Chair	Robert Blake-KUA
	Stephen Halleran-TA	John Yacavonne
	Chris Foreman-SB	Stephen Beaupre
	Andrea Keen	Myra Ferguson

The meeting opened at 7pm.

**Meriden Village Study Committee:** Dewey Jones Chairman of the Meriden Library/Village Study Committee met with the group to discuss his group's work. The committee has looked at the Meriden Library facility and surrounding properties with a long-term view toward a village center concept. Their does seem to be support among the Planning Board and Selectboard for accepting the Meriden Grange property should it be offered to the town. That building is in poor shape and may well have to come down. The telephone company (TDS) is not interested in leasing any of its building, but might be amenable to a parking agreement for its existing lot. The underutilized building is a switch station only now, but for security reasons they don't want any other use in the facility.

The committee is not interested in pursuing a Post Office attached to the library, but the grange lot or land behind the library might be suitable for such a use. The study committee is considering sponsoring some workshops with the community to discuss various options.

The group is now focused on plans to make the Meriden Library ADA compliant. This may involve razing the building and starting over with a very modest structure. A lot more work is to follow. The 2018 town meeting is the earliest a vote on a new library could occur. The group thanked Dewey for his time.

**Other business:** The group spent the rest of the meeting reviewing some data that Robert Blake, CFO KUA had pulled together, see attached, showing the status of various aspects of the town/gown relationship. By example, KUA is Plainfield's largest employer and taxpayer. Currently 25 local students attend the private school those families received \$327,000 aid from KUA, the town forgave some \$92,000 in taxes on kitchens dining halls and dormitory properties, 6 KUA faculty children attend PES.

There was general support in the group for continuing to transition away from the optional tax exemption. KUA supports this but wants to be sure that its tax burden is similar to other private schools in small towns. KUA and Proctor (Plainfield and Andover) are often seen as very similar

institutions. Proctor pays Andover \$133,000 in 2016, KUA with a 50% optional tax exemption paid \$139,000 in taxes to Plainfield. If the exemption were to go away KUA's tax bill would rise to \$92,000. Both Proctor and KUA use Avitar Associates for assessing Halleran will look into these differences, but suspects that it has to do with quality of construction of the taxable property.

The group will meet next on December 20<sup>th</sup> at 7pm at the Meriden Town Hall.

Stephen Halleran

**Kimball Union Study Committee  
Meeting #3  
December 20th 2016  
Meriden Town Hall**

Members Present:	Rob Hewett Chair	Robert Blake-KUA
	Stephen Halleran-TA	John Yacavone
	Chris Foreman-SB	Stephen Beaupre

The meeting opened at 7pm.

Member John Yacavone indicated that he also serves as the town's representative to the regional planning commission. John has become aware that there may be funds available to assist the town with road safety concerns. John plans to investigate the likelihood of having a traffic light installed on Route 120 to assist pedestrians with crossing over from Main Street to Bean Road. The light would place a stop condition on Route 120 while pedestrians crossed on a crosswalk.

Halleran noted the new sidewalk lights at the bottom of the hill that KUA installed have been a tremendous improvement. The town is likely to remove the final three streetlights on Main Street in the near future. The new KUA lights have made them obsolete.

The group held a general discussion about a timeline for sun setting the optional tax exemption. Steve Halleran noted that doing so in an assessment update year would be the idea time as all tax valuations are reviewed. This would be a good opportunity to have the towns appraisal firm drill down on the dining hall and dormitory property that KUA has to insure that the property inventory and assessments are accurate. The next update is 2018. There seemed to be general support from the group for this timeline. In concept, the optional exemption would be left alone for 2017 at 50% taxable. For 2018 all dining hall and dormitories would be taxed, the school would of course continue to receive the state required \$150,000 tax exemption on this class of property.

Bob Blake will take this information back to the KUA Administrative team. Members felt strongly that this information should be disseminated to the community so that parents of 7<sup>th</sup> and 8<sup>th</sup> grade students at the school can make decisions with full information. The 2017 day student tuition rate is expected to be \$39,500. The Plainfield Grant, so called, provides on average about \$3,500 in aid to a local student. Most students at KUA received additional financial aid that averages about \$9,000/student.

The group will meet next on Tuesday January 3<sup>rd</sup>.

Stephen Halleran

