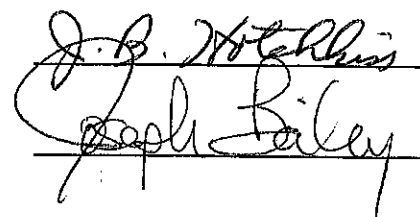


Town of Middleton  
Board of Selectmen Meeting  
February 11, 2019

Approve by  
Board of Selectmen



Handwritten signatures of J. B. Hotchkiss and Joseph Bailey, each on a horizontal line.

Called to order at 6:30 P.M

Pledge Recited

Roll Call- all present. J. Hotchkiss, J. Bailey, J. Mullen Jr.

**Public Bond Hearing-** J. Bailey motions to open the public bond hearing at 6:30 pm. J. Mullen seconds, all in favor. J. Hotchkiss opens the hearing. J. Mullen talks regarding why the board is presenting the information for the proposed Highway facility. Main reason for this new facility is to move the fire department out of their current location. Current fire station is over 40 years old. There are currently 4 vehicles parked in a 3 bay garage. New \$200,000 was recently purchased. Relatively new tanker and rescue that are all cramped into that current facility. J. Mullen speaks about the specific issues with the current fire station. The water supply is a spigot; doors on the vehicles cannot be opened on both sides. Medical supplies are kept behind vehicles being exposed to exhaust fumes. Board feels that the fire department needs to be moved into the current highway facility where the fire department will have more adequate space. J. Mullen shows pictures of the fire apparatus parked inside the current highway facility. J. Mullen speaks about ventilation system that could be added to the highway facility for the fire department. Handout was provided to the public titled "why build a New Highway Facility". In this document is list that the fire department is volunteer. Average EMS calls per week is 2.34. Average fire calls per week is 2.17. Fire department offices are housed in a temporary trailer. J. Mullen shows pictures of the current fire department inside. Talk regarding the office temporary trailer and that this was supposed to be temporary due to the fire department not having a current bathroom facility for washing up after calls. Talk about the bunker gear that has never been cleaned. This gear should be cleaned. Septic system and electric for this temporary trailer is questionable and was only supposed to be temporary. So the needs for the fire department are as follows: a decontamination center, storage for EMS medical equipment, ventilation, fire security system, training room (OTH can be used). TO correct these deficiencies would be to move the Highway Crew to the new facility so the fire department can be moved to the current Highway Facility. A lot of work has been done in the last few years to improve the Highway building such as new electric, new roof, new ceiling, electric door, insulation, etc. All this work was completed with the intent to move the fire department into this building. Reminder; that the town has spent over \$130,000 on the new highway facility site work for the Ridge Road location. The current highway facility has adequate room for what the fire department would need for the medical supplies and fire gear. In the future the fire department could add and addition for meeting room etc. Currently the fire department could utilize the OTH for trainings. Adding the addition later could cost approximately \$30-50 thousand. Fire suppression system would only be needed if the use of building was modified. Highway facility could be modified for the funds that already in the fire department addition CRF.

J. Mullen speaks about the current salt shed at the Highway Facility. When salt is delivered, not all fits in the current shed. When it rains, the town loses salt. The salt running into the ground in a residential area could be affecting the neighbors but not sure. When study was done back in 2002 the cost was 2.8 million for two buildings. Proposal for new facility would be a 7 bay facility to store all the highway equipment. Storing equipment inside would add about three year's life to the equipment. Space is

cramped for the highway crew to perform maintenance on the vehicles in the winter. Office space is limited and there is no resting space. This facility is open over 40 hours a week in the winter. There is no space to wash the vehicles in the winter, salt and dirt needs to be rinsed off to preserve the life of the vehicle. New facility would include a wash bay for all town vehicles. Salt shed would keep the salt out of the weather. Fuel station could be an expense to move but is not essential. Site work on Ridge Road has been done by Nelson Communication. New Highway Facility would meet the needs for the town for many years. This would take care of the Towns infrastructure needs for some time. Packets of the highway facility are missing all the even numbered pages. Corrected packets will be made available later in the week for anyone that would like one. Question asked if the 5 acre lot will be all utilized by this facility on Ridge Road. There will not be room for additional buildings but there will be space. J. Mullen spoke about the facility floor plan that is included in the packet. Heated floors will help maintain equipment. The floor plan shows offices, bays, utility rooms, etc.

Cost? J. Mullen spoke with financial institutions and did some number crunching. Difference between a bond and a loan is you cannot prepay on a bond. A loan would be like a mortgage. Rate would lower as the year goes on with a loan. TD Bank has a commercial loan for 10 years at 3.5 %. Profile bank could not do less than 5%. The rates provided could go up or down, these are not negotiated rates. NH bond bank had the lowest rates. Numbers in the packet are very conservative. Estimated cost of the new facility is 1.7 million. J. Mullen reminds all that when the cell tower warrant passed that all the profits from the Ridge Road tower would go towards the highway facility. Cell tower could generate \$10-14 thousand dollars a year. Contract adds 2% increase each year. Table in packet shows the estimated cost for each household. J. Mullen reviews that difference rates. 1.7 million dollars does not include the salt shed. Board feels that they could find a way within the 1.7 to build the salt shed. Question asked on the life expectancy on the current highway facility. Structurally the building is sound. Comment that the 1.7 million will not also pay to move the fire department. fire department has a CRF to cover most of the move costs. Question on the use of the fire department CRF, it must be used on an addition not on repairs. Discussion held on the operational costs of the new facility. Would the larger facility use up the profit from the cell tower with just operational costs? Should the town use a general construction manager or a general contractor? Question on who is going to establish the criteria and who is going to manage the project. Is there a contingency plan? Board has not looked into these specifics yet. Board has not spoken to an engineering firm or construction firm yet. Question regarding time frame. J. Mullen mentions possible a year once approved from the townspeople. That is just for the project to begin. Construction costs are not going down. Labor costs are increasing. If project was not approved this year what would the increase be in a year? Currently project could be 190 a square foot. It is unknown if the cost would increase. Bond rates are also not guaranteed. J. Hotchkiss speaks about how back in 2013 there was an article to change the use of the highway building CRF and was turned down by the people. In 2008 the Town of Derry built the same type of building at that time is cost \$800,000. Henniker built a building two years ago for \$1.2 million. Costs will not go lower. Question on when will the asking stop. First was the school, then the OTH remodeling and town still asking for more, now the new highway facility and then the fire department needs. When will the need stop. Question on if the board ever thought about doing a phase approach. Chief Lawrence speaks about there being a push since 2006 about getting a new highway facility and getting the fire department the space for all the vehicles. C. Lawrence does not feel a 10X30 addition will be enough for the fire department. C. Lawrence would like to see the addition to meet all the fire department needs and not needing to build more in the future. Comment that the money in the CRF would not be enough to satisfy the need of the fire department. If fire department moves into the highway facility then things need to be brought to code which would cost

more funds. C. Lawrence wants to know if the new highway facility can be reduced to have extra funds to be spent on the Fire Department addition. That cannot happen with the way the 1.7 warrant article is written. Question on how many highway vehicles need to be kept in a heated garage. Answer is none. J. Mullen speaks that the fire department would not need a fire suppression system but a ventilation system should be installed in the highway facility if the fire department is housed there. Even though there has been approximately \$134,000 spent on the site does not mean the town needs to approve a 1.7 million dollar project. Question on if there will be a second bond hearing. Board states that an additional hearing can be scheduled for the future. Ken Garry mentions that maybe the board can speak with firms that specialize in highway facilities to see about several options that could be more cost effective and still get what is needed. Resident Craig Moody comments about how the taxes have already increases and how much more can the people take and it should be considered. J. Bailey motions to end the public bond hearing at 8:23 PM, J. Mullen seconds, all in favor.

#### **Signature Action:**

- J. Mullen motions to accept the BOS minutes as from 02/04/2019. J. Bailey seconds. All in favor.
- Welcome flyer presented to the board. These can be sent out to new homeowners in town. J. Hotchkiss read aloud some of the topics included. L. Parker will present out approximately 100. J. Coskie comment about possible making a town calendar as a fundraiser.
- BOS signs appointment form for Janelle Guarino as town clerk until 3-12-19.

#### **Old Business**

- J. Hotchkiss speaks about the Zoning Board of Adjustment hearing tomorrow night for a variance on the cell tower height. It will still happen at 7:00 PM even if there is a storm.
- Department Heads:
  - **Highway**- no report
  - **Treasury**- Treasury report provided to the BOS.
  - **Code Enforcement**- no report
  - **Fire/ EMS**- B. Lawrence provide a monthly report to the board.
  - **Cemetery**- no report
  - **Cell Tower**- no report
  - **Planning Board**- no report
  - **Welfare**- no report
  - **School**- Deliberative was held with very little in attendance. This week's school board meeting has been canceled.
  - **Police / ACO**- Report provided to the BOS.
  - **Zoning**- Hearing tomorrow night at 7:00 PM.
  - **Assessing**- K. Blaney provides the BOS with a BTLA appeal decision. The appeal was dismissed due to lack of information provided. Monthly report provided.
  - **Tax Collector**- Taxes are being collected.
  - **Town Clerk**- J. Guarino implemented a new process for DMV. Reminders will be sent out.
  - **Conservation**- no report
  - **Health Officer**- no report
  - **Emergency Management**- no report

#### **New Business**

- None

**Public Participation**

*J. Bailey motions to adjourn at 8:41 PM. J. Mullen seconds, all in favor.*

*Respectfully submitted by:*

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*Laura Parker, Administrative Assistant*