

CAPITAL IMPROVEMENTS PROGRAM MINUTES  
April 15, 2014

**APPROVED:**

**6/17/14\_\_jrl\_\_\_\_\_**

**AGENDA:** MEET WITH SELECTMEN, TOWN ADMINISTRATOR, BUDGET COMMITTEE AND DEPARTMENT HEADS

**ATTENDING:** David Hill (Chairman), Steve Favorite (ViceChairman), John Bianchi, Murray Campbell, Joe Lukeman, Don Milbrand, Dan Paradis

**ABSENT:** -----

**OTHER:** Selectmen: Rick Alpers, Sean Legueux (also, Budget Committee), Janet Cote (Also, Conservation Commission), Town Administrator: Michael Capone, Fire Chief: Steve Yannuzzi, Budget Committee: Barbara Greenwood, Dave Carr, Bill Cote, Kevin MacCaffrie, Paul Manganello, Tom Keegan

Meeting opened at 7:00 p.m. Mr. Hill welcomed everyone.

Mr. Hill asked Fire Chief Yannuzzi to speak of what priorities he might have for the coming year. The Chief stated that he will have a better idea after May. They are researching the new fire truck: a 6-seater the same length as the current Engine 4. He added that he has spoken with New Hampton and the one that they ordered is a 2-man cab. We shall know the dollar figure in May. The Suburban is dying a slow death. They have used sheet metal to cover the hole in the floorboard. It is 12 years old. He will be looking for an outright purchase to replace with another Suburban at approximately \$45,000-46,000. An Expedition is a bit cheaper but he would want to be sure that it can tow their equipment. They will need a new light bar on the third vehicle. Radios come in them now. There will be little to swap over. The present one has 86,000 miles on it, stays outside in the weather, and has 80,200 hours on it. They also need to replace hydraulic tools – the hoses are breaking on them and they are no longer able to cut the present metals that are used in vehicles. A set is between \$35,000 and \$45,000. Chief Yannuzzi mentioned that, due to years of putting things off, a lot is now butting up against each other. He asked how the Department Heads can accomplish to get what is needed right now and keep the tax base even.

The back wall of the Fire Station was mentioned and the Chief stated that it hasn't moved any further but they do need to have someone come in to look at it. Mr. Hill mentioned that we do have a Building Maintenance Fund now and Mr. Bianchi stated that it has water damage and he wonders how long it will be before the cement blocks begin to crumble.

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Mr. Hill stated that he will try to bring up items for the Departments not represented this evening: He began with the Highway Dept. stating that they have another truck coming due. It is a 550. They seem to be managing okay with the temporary sand shed for now. As to the sidewalk tractor, he mentioned that the shelf-life of a new one is 17 years and he questions looking at a refurbished one of 10 years. Mr. Legueux stated that the 10 year old one has been completely refurbished. They are checking into exactly what has been done; they are trying to see what the best is for both the Dept. and the taxpayer. Mr. Hill mentioned that he has heard that it is wider than the sidewalk and Mr. Legueux stated that this is not according to Mr. Bucklin (the Supervisor of the Highway Dept.).

Mr. Hill then said that the Police will need one, maybe two, cruisers. He wishes that the revolving plan had gone through.

Next, Mr. Hill addressed the future of the Old Town Hall. Mr. Legueux informed everyone that Raymah Simpson (Town Clerk) has told them that the Catholic Church is willing to let us use the Marion Center for voting and we can add the extra lines needed. We would like to get our own floor covering so that we will have something that actually fits. As to the Old Town Hall, it is the consensus of the Select Board to stabilize the building. They are anticipating scheduling a larger conversation for it's' use. Also for grant funding options. Mr. Hill stated that the public hearing of the Budget Committee and the Candidates meeting at the library was really too small and would be better to be held in the TTCC or the Old Town Hall. Perhaps the Middle School could be used. Mr. Legueux mentioned that the school almost always cannot accommodate us.

Mr. Hill mentioned the need of something to be done about the Police and the Town Office. He suggested the Mid-State building (Speare building). Mr. Capone stated that this is something that is more appropriate for a Selectmen's meeting. Mr. Legueux added that our present space is bigger than the Mid-State building. Ideally, a Public Safety complex would be best but that is not a quick fix. Short-term, we may look to expand this building, see about next door, dig into the bank here. Logistically perhaps this would be best for a short-term fix. Mr. Hill stated that Bridgewater is talking about pulling out of the SAU and maybe the Middle School would be available. Mr. Legueux felt that it would make sense to move the Middle School to the High School but move some of the Elementary to the Middle School building. However, most fixes would be outgrown in 20 years. Mr. Hill suggested leasing space for the Town Office and letting the Police expand here. It was felt that there would then be a Liability issue and would be costly.

Mr. Favorite stated that we need to do this together. We can't keep saying "someday". Mr. Legueux stated that it would be hard to hang our hat on what the school will be doing. Ms. Greenwood stated that our schools can hold 1800 children and our enrollment is down to 1200. She also mentioned that the Elementary school is in bad shape. Mr. Favorite mentioned the Committee that looked at the Old Town Hall and the Old Fire

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Station. He feels that we need a comprehensive study on the needs of the whole town. We definitely do not want the Elementary school. Taking cast-off buildings is not the way to go. Mr. Legueux agreed and added it would be better to expand here with the Office and the Police.

Mr. Paradis warned that we should be careful of duplicating effort. Should this be done in the Master Plan or by a committee? Mr. Legueux mentioned using outsiders. Mr. Favorite felt that a good cross-section of townspeople with a neutral interest would be best. Ms. Greenwood added that they need an objective look at what is best for the town. She feels that there is talent in town which would be better. Mr. Hill suggested that a Real Estate person and a Construction person should be included.

Mr. Manganello stated that Ruby Hill has been charged with looking at moving the SAU to the Middle School. He continued by saying that we should look at more regionalization with other communities. He mentioned that things have fallen apart, such as the New Hampton complex. Mr. Legueux stated that nothing fell apart there; they just wanted to do their own. Mr. Favorite felt that this works when buying things in bulk and Mr. Legueux felt that we ought to look at more opportunities for this. Mr. Hill said that we might look at this with our Salt and Sand shed. Mr. Keegan stated that we get our salt from a State bid.

Mr. MacCaffrie stated that maybe we should think about a municipal complex of several buildings, such as the purchase of the cemetery land on Pleasant Street. Mr. Legueux thought that we do have those options. Mr. Keegan stated that he was on the Homeland Cemetery committee many years and they wanted to only sell the field as they wished to keep the wood to log in the future. He added that Route 104 is a limited access road, also.

Mr. Paradis mentioned the Church piece that is sitting idle up on Prospect Street. It was felt that this is a steep hill. Ms. Cote stated that we have a lot of issues already but there are more down the road. We really need a Space Needs committee and a plan of action. Mr. Hill asked about a Reserve Fund to be established and Mr. MacCaffrie stated that it would take years to accumulate any amount and it would still not be enough. Mr. Hill stated that it would then need to be a Bond item. Mr. MacCaffrie mentioned that the CIP committee is for a plan for large items, not multi-million dollar projects.

Mr. Favorite stated that it is good seeing some effort going on this. We can say we need things in so many years but we have no control about the funds to do so. There has to be a good solid idea to get a Bond. Mr. MacCaffrie felt that we need a committee to look at all the space needs. He felt that we should start now as it is no easy task. Mr. Capone stated that we have two options: either the Selectmen appoint a committee or it goes to the moderator at town meeting. Mr. Alpers stated that the moderator must walk a fine

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line as he is a judge. The Board could appoint a committee to update the previous report if it is the wish of the group. It does come down to affordability. We need to talk to the School, also.

Mr. Manganello suggested that we look at our debt and wrap around the debt maturity. Mr. MacCaffrie stated that it would mean we bite the bullet for the first 5 years, pay down the debt, and then do the whole space needs fix. Mr. Bianchi added the Sewer to the Lake is another big project.

Mr. Hill questioned if Reserve Funds would get better interest. Most thought not now and it was mentioned that town funds have certain restrictions to them.

The conclusive thought is that everyone would like to see the Selectmen put together a Space Needs committee.

Everyone was thanked for coming.

MINUTES OF MARCH 18, 2014: J. Bianchi made a motion, second by S. Favorite, to approve the minutes as read. The motion passed with one abstention.

**OTHER:**

Mr. Favorite thought that it was interesting that New Hampton was looking into a smaller truck. Mr. Bianchi explained that we need the 6-seater as, by law, we can no longer have men on the outside. Engine 2 (a 6-seater) goes out first and then the tanker or the ladders goes out next. When questioned if we have more than 12 people, Mr. Bianchi stated that we have 30 people counting the on-call folks.

Mr. Favorite mentioned that the Budget Committee cuts the Police budget always. Mr. Paradis reminded him that this is not our purview. Ours is to put all equipment on a plan. A discussion followed as to different types of investments.

NEXT MEETING: As Mr. Hill will be away, it was determined to cancel our May 20<sup>th</sup> meeting. We shall meet again on June 17<sup>th</sup> at 7:00 p.m. It was felt that we need to get the forms out to the Department Heads so that they have time to do more research. Mr. Favorite stated that he will see to doing this.

With no other business, J. Lukeman made a motion, second by D. Paradis, to adjourn at 8:35 p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary