

**CAPITAL IMPROVEMENTS PROGRAM
SUBCOMMITTEE**

**MONDAY, AUGUST 16, 2010
DRAFT MINUTES**

Present: Mark Kaplan (Selectman), John Wilson, Bill Helm & Jim Wheeler (Budget Committee), Emma Crane (Planning Board), Jessie Levine (Town Administrator), Carol Fraley (Finance Officer), Bob Brown (Chair, Conservation Commission), Richard Lee (Public Works Director), Chad Denning (Recreation Director), Jay Lyon (Fire Chief), Bob Crane

Absent: Jeff Hollinger (Planning Board)

Conservation Commission: Conservation Commission Chair Bob Brown said that in the Master Plan there is a list of desired properties of interest. Some may or may not ever become available. There was one they thought was going to be a project but it has been put on hold because the owners have some uncertainty about selling. A presentation has been made to the Board of Selectmen as an update on their activities. Some other parcels are on the radar. There is a property on Andover Road that borders the Low Plain that they are hoping will become available. Another smaller piece of land (about 2-3 acres) that they are interested in dovetails with the Otter Pond property and is landlocked, and is adjacent to it. This property is owned by the Crowells, who are willing to gift it to the Town, which will incur some administrative fees. The total Otter Pond property they are hoping will become an active project. Mr. Brown noted that the project will be costly. The owner has done an appraisal but the Conservation Commission has not done one yet and will not do one until they know that it is officially for sale. The plan would be to make the purchase of the property a multi-group project. There would be five groups involved: the Ausbon Sargent Land Preservation Trust, New London Conservation Commission, the Sunapee Conservation Commission, the Otter Pond Protective Association, and the Lake Sunapee Protective Association. Mr. Brown felt that it was a little early to talk about it until they know that it is really for sale.

Mr. Brown shared that something they look at and keep watching is the percentage of property in town that is “conservation land” or land that is under protection. The Society for the Protection of New Hampshire Forests recommends that 25% of land in a community be protected, as a rule of thumb. New London is just under 17%. Their neighbors have a higher percentage, partially because they have the Sunapee State Park and the Gile State Forest. He wasn’t sure there was potential in New London for 25% of the land to be protected, and the Conservation Commission fully understood that this was not something they should ask the tax payers to pay for. They are willing to fundraise for land projects and will need some support.

Mr. Brown said that in 2003 they started with \$75,000 from the Town, and then it went up to \$150,000 according to the CIP Committee’s recommendation, then down to \$50,000 and then it went to zero. Last year they were given \$25,000 by the Town. Mr. Brown explained that at present, the fund has \$394,465 in it. That included both principal and interest. It was his understanding that this balance does not include the \$25,000 deposit from the Town that has not gone in yet. He understood that this was a lot of money and said that they have a cap on the fund of \$500,000. When and if the project at Otter Pond happens, Mr. Brown felt that it would exhaust the fund. They understand the present economic climate but also believe that this project and process is important and that they must continue to work on it even when times are not the greatest. It is unlike some of the other capital reserves; they are not using the money for paving or for a new truck, which will have to be replaced one day. This money is being used to acquire

something that is forever and felt that it was really about the quality of life. He reminded the CIP members that the voters have always supported this notion in the past. Mr. Brown said that the Conservation Commission's plan for this year is to not request the amount of \$50,000, but to ask for \$25,000. He hoped to have the support of the Budget Committee and the Board of Selectmen.

Mr. Wilson asked how Mr. Brown visualized the land acquisition account. In the past they've heard it be referred to as "seed money" or money that could be used to impress a potential seller that they are serious. The reality is that they have to vote to use the money at Town Meeting to expend the money from that fund. They can't just use it as a down payment. Mr. Brown said that it is a reserve, which must be approved by the voters. There is no question that if a seller knows there is funding set aside but not readily available, they are a more serious buyer than someone who has to go to private funding or bond. Mr. Wheeler said that he feels that if a town is interested in a property, than the seller usually has an emotional attachment and will want to work with the town. Mr. Brown said that it would be nice to believe that a seller would feel this way or even to reduce the price of the land, knowing what the purpose was, but his belief after talking to the attorney for the Otter Pond property, was that the owners want to put the property on the market and didn't seem to care who was buying it. He understood that if this potential seller sold without a realtor being involved, he thought the sellers may share those savings of about 5-10%. Mr. Wheeler thought that they are probably trying to maximize their return and that selling to a Conservation Commission is not their best bet because they have to wait for Town Meeting to expend the funds. He feels that there is an emotional attachment that would cause them to hold off until the money is there and didn't think such a large savings was necessary.

Mr. Kaplan said he understood that they wanted to buy but the two pieces were in two different towns. Mr. Brown said that it was in fact, a parcel divided by two towns totaling 17+ acres. Mr. Kaplan said that if they tried to approach it from the Sunapee side they would have to go through wetlands. Mr. Brown said that there is a right of way through the Philips property in New London. Mr. Kaplan asked how many miles the right of way was down the road. Ms. Levine said it was ¼ of a mile, if that.

Mr. Brown said that maybe there was potential for a couple of house lots on the property, but thought there would be an issue of getting utilities on-site. The cost of making those potentially buildable lots was high. Mr. Kaplan said that when they talk about tax money to purchase something, all these things come into play. If they want to sell to a private individual who has lots of money and wants the privacy, the Conservation Commission would never get the property. He added that if they wanted to purchase the property, they would need to appear at Town Meeting with an appraisal in hand and a request to spend a certain amount of money. Mr. Brown said he didn't feel it was right to spend money on an appraisal before they knew that it was even a property they could buy. Ms. Levine said that the Conservation Commission from the Town of Sunapee has already committed \$75,000 for this project from an expendable fund, to help with this purchase. She said it was possible that this could be used if some money was needed to be put down to hold the property. Mr. Brown said that there were also private donors who were willing to step up and contribute when they get the green light to go ahead. Mr. Kaplan felt that a more positive reaction would come about when people see what other towns/people are giving.

Mr. Wilson asked if, after the Clark Pond purchase, that they would require two appraisals. Ms. Levine said that this would be true and one appraisal would be from the buyer and one would be from the seller. Ms. Crane shared that there has been one appraisal done already by the seller.

Mr. Wheeler asked if they anticipated more success in getting donations when they have a large "war chest" or a smaller one. Mr. Brown said that not having been through this process before, he believed that

if it were nearer to zero, it would be very difficult to raise the amount of money they would need to purchase the property. He noted that there were some people who have agreed to make a significant donation, although he wasn't sure of exact amounts. It is hard to tell until it happens. Several people have been contacted and in principle, have said they were interested in helping.

Mr. Helm asked the record to reflect that as a Trustee of the Ausbon Sargent Land Preservation Trust, he has a conflict of interest on this particular project. However, he did not think that the town's portion of the sale price would drain the land acquisition fund. Mr. Brown said that there were some other costs associated with the purchase of a property besides just the sale price. Mr. Helm said that draining the fund would suggest that they were to use all the \$400,000 in the bank. Mr. Kaplan said that if Sunapee were to give \$75,000 and others were to donate funds, it wouldn't drain the entire account. Mr. Brown felt that it would make a significant impact on the account.

Mr. Wilson asked what the appraisal had been at this point. Mr. Brown felt it was about \$370,000. He said that he has walked the property and thinks the bounds were pretty clear.

The CIP committee thanked Mr. Brown for coming to give his presentation.

Recreation Department CIP: Mr. Denning said that the Recreation Commission and Recreation Department have been busy. Their deposits into the capital reserve fund have been flat at zero for the past few years due to economic factors. They would like to have it go back to \$25,000 for next year and subsequently to go down to \$20,000 per year afterwards.

Mr. Denning said that they have been looking towards a possible Bucklin Beach renovation. The guard house was built in 1962 and, while it is still in a fine state for a building that age with little to no maintenance, it is in need of upgrading. He explained that they do maintenance projects on a yearly basis. Last year a new septic system went in, which is working great. Now they are having issues with the fact that the building is deteriorating, and it is not really handicap accessible. It also has no storage for boats or other beach equipment.

Mr. Denning said that he has done a lot of work with Peter Stanley (Zoning Administrator) with regards to the Shoreland Protection Act. He also thanked resident and architect, Wendell Phillips, who came to the aid of the Recreation Department when the Board of Selectmen said that they wanted to go forward with getting a sample design. Mr. Phillips donated his time to put forth a first stab at a design for the building. Mr. Denning opined that he liked the design, as it keeps some elements of the building in the same place to help keep costs low. Mr. Phillips put in two weeks of time for this project at no cost to the Town. Since they can't expand the footprint, they plan to go up to a second dormered story. That will give them a lot of space upstairs for storage. It will give a deck or entrance from parking lot so that lifeguards can see the beach in inclement weather. Mr. Wilson asked why they needed to see the beach in inclement weather. Mr. Denning said that occasionally people will still come to swim while it is raining.

Mr. Denning said the plans would give the option of having a third bathroom outside, which could be open 24/7 so when patrons come during off hours, they would have access to a bathroom. It would consist of a stainless steel commode, which would be very sturdy and last a long time.

Mr. Denning said that they have only received one estimate for this project, and it is from Old Hampshire Designs. He had given the plans to eight potential builders in the area to gather estimates. Ms. Levine said that these estimates are being gathered only for guidance at this point – they were not gathering bids.

Mr. Denning added that another project on the Recreation Commission's radar is a high ropes course that they've been talking about for about five years on the sewer property at the end of Frothingham Road. Another project down the road would be an upgrade to the Elkins facility.

Mr. Wilson asked what they would store on the second floor of the proposed Bucklin renovation. Mr. Denning said that right now there are masts and sails in the lifeguard station, as well as life jackets, paddles, personal floatation devices. There is barely room to walk in there. They keep the masts and sails in the bathroom during the winter, which barely fit. These are the types of things that they need storage space for.

Ms. Levine said that one of the changes they talked about was moving the bathroom doors to the side of the building so they would be visible to the parking lot to help the police be able to patrol more easily for vandalism.

Mr. Denning said that storage for the Recreation Department is important, and not just for the beach. Whenever he has to store things, he has to talk to Richard Lee or the Sewer Department to borrow space. They have things in the Cemetery Department and all over town. They really could use their own storage facility, as they are growing.

Mr. Kaplan said that on Table 20 they were looking to spend \$125,000 in 2011. The estimate they got for the Bucklin Beach renovation was \$198,000. This seemed to be a huge gap in the two numbers. Ms. Levine said they can't spend more than in they have budgeted and will go out for bids in earnest. They will also ask builders if they can help with the price, and they may need to go out for fundraising for the rest. Mr. Denning said he didn't think it was going to be more than \$150,000 for the project, but always knew they'd have to do some fundraising. He thought it would be interesting to see some of the other estimates that come in.

Mr. Wilson said that he read in some past minutes about the question of whether the current holding tank imposed a limited expansion of the size of any future building. Mr. Denning said that it does have limits but that Mr. Philips spoke to DES and the project has been designed to meet the specs from the septic approval. Mr. Denning said that Mr. Phillips spoke with DES a lot while working on this project.

Mr. Helm said he was shocked that they are looking to spend \$200-\$300/foot for storage. He understood the lifeguard issue but thought it was expensive storage space. Mr. Helm thought he would have a hard time at Town Meeting convincing people to spend that kind of money for storage. He doesn't question the need for it, but thought that expense was out of line. Ms. Levine said that Mr. Lee (Public Works Director) would be talking about a 3-bay garage during his presentation and that they have thought about adding another small building in this area for the Recreation Department. Mr. Helm said he wasn't questioning the need for storage and refurbishing the toilets, but it just seemed expensive. Mr. Kaplan said that he agreed, but not having the beach materials at the beach, would cause it to have to be transported somewhere else. He felt this was an issue as this would require the use of a vehicle. On the other hand, once they leave all that material from where people were congregating back and forth, they run the risk of vandalism.

Mr. Denning agreed with Mr. Helm but said that if members of the Committee were to go to the sewer department, they would see that all their sailboat apparatus, a snowmobile and other recreation

department things were there. The Bucklin building needs to be rehabbed regardless, and they are talking about something that will last for a long time to come.

Mr. Wheeler wondered about the use of the facility. He wondered if the number of people using the facility impacted the size of the building. He wondered why it has, all of a sudden, become obsolete and insufficient. Mr. Denning said that it wasn't obsolete or insufficient. It may or may not have increased usage since he started working for New London. Elkins used to be the beach that everyone went to. Now Bucklin has 4-5 times as many people at it any given day. Ms. Levine said that this was done by intention. When the Recreation Commission was formed and the Recreation Director's position went full time, there was a Bucklin Beach fund established with the intent to draw some use away from Elkins and create a better balance between the beaches. The pavilion and playground were added. She thought that the plans, even back then, talked about the upgrading of the building. Ms. Levine wanted the Committee to know that this idea is not "all of a sudden." Mr. Denning said there are pieces of the walls that are falling apart and cracks coming which need to be maintained. Mr. Wheeler asked if it wasn't beyond the point where it was usable. Mr. Denning said that if Mr. Wheeler was put in a wheelchair and asked to enter the building, he would be able to tell whether or not it was usable. Mr. Wheeler said that they can't make all their buildings ADA compliant. Mr. Denning argued that it was a public building and needed to be, and it is only a matter of time before someone pushes the issue with the Town.

Mr. Wheeler asked if they had looked at the "out-of-town" impact. Mr. Denning said that this upgrade has been in their master plan from the get-go and he is not reacting to any issues with out-of-town use of the beach of late. Mr. Wheeler asked, from a pure financial standpoint, was this something that was a critical need or could they continue looking at it and do the project later on. Mr. Denning said they were looking at this upgrade as a whole package. The septic was done as part of the package but he felt that the proper way to make these upgrades wasn't to do it piece by piece.

Ms. Crane asked how many people attended the beach on a typical day. Mr. Denning said it depends on the day and the weather but they have hundreds there some days. They can't use a clicker to count who is there and who is a resident. Ms. Levine said that this issue will come up and the Board of Selectmen is going to spend some time on the beach use issue this winter. Mr. Denning said that people can park wherever and come in from all directions and so it is hard to determine how many residents are there at the beach. Ms. Levine said the permitted parking area is being enforced but not the parking across the street. She said there is a lot of grey area because the ordinance allows New London residents and their guests to use the beach, so many people from out-of-town could be considered guests.

Mr. Kaplan said he didn't think that a lot of people from other places just decide to go to Bucklin Beach instead of other places. Mr. Wilson disagreed. He said that he knows that a lot of people do this and there are a lot who come from Wilmot. Mr. Denning guessed about 200-300 people/day visit Bucklin, which is more family-oriented of the two beaches.

Mr. Wilson said he had trouble with second story, high-priced storage for this building. He thought it would be awkward to access. Additionally, he had a Lavalley's garage put up for \$10,000 with 750 square feet. He thought it would be worth the two hours to load up a truck to store things there instead of having storage at the beach. Mr. Denning said that in 1962 they put the building in because that is what they wanted and needed. They had no idea what it was going to look like or what they would need today.

Mr. Wilson asked about the high ropes course and whether the Board of Selectmen were on board with it. Mr. Denning said that the Recreation Commission was behind it because they would be doing it in

conjunction with the School District and Colby-Sawyer College, which would each be contributing \$50,000. The school hasn't committed to paying it now, but they are on board with it. They will have to do private fundraising. Colby-Sawyer is almost committed to the full \$50,000 through private funding. Mr. Wilson said he'd have trouble committing the town's money without any partners completely committed. Once the rest of the partners agree to come on board he'd be ready to talk about contributing. Ms. Levine said that idea was fair. She said that these were long range projects that she asked Mr. Denning to put down on paper. These are things he would like to see done within the next ten years. Mr. Denning said that these are all things they were mentioned in the Recreation Department's master plan. Mr. Wilson asked if they'd have to rehab the lagoons in the ropes course area. Mr. Denning said that they would not have to rehab anything for that project.

Mr. Denning said that they will need new shingles and fixtures for the building at Elkins. The playground also needs to be updated. Mr. Wheeler said he would like a more detailed description of what they would like in terms of fixtures and upgrades. Ms. Crane asked if it made sense to move the rehabilitation of the building up and move back the ropes course. Mr. Denning said that they are not having any issues at Elkins now but is just a maintenance thing right now.

Mr. Wilson said that as of that night they were halfway through the CIP process. At the next meeting they are to start talking final numbers. Should they be asking for an alternative plan to Bucklin Beach to expedite their process? Ms. Levine said that she had heard some comments about this subject and some alternatives may be ready for the discussion. They may or may not be able to make a decision at the next meeting.

Mr. Wheeler said that he was looking at previous CIP agendas. The meeting that follows the last CIP meeting they would sit down to look at what they had presented to them and then they make their own recommendations. They won't need the input from the Department Heads again. Mr. Helm wanted to know what the real need was for next year. Ms. Levine said there is room for more information to be given for alternative plans.

Public Works Department CIP: Mr. Wilson said that with regards to wastewater management, everything was so much better since the town had taken over the department that he did not think the Budget and CIP Committees had given it as much attention as they ought to. He thought there were a lot of sewer users out there who are counting on the people like them to do serious due diligence, so he plans to scrutinize expenditures more closely. Ms. Levine thought that that was fine but said that every penny spent on the sewer was with the intent of saving the wastewater users' money. They are still seeing exponential savings since the Public Works Department took over the wastewater department.

Mr. Lee said they have rearranged some of the equipment replacements and have not asked for any additional funds than what they had in the plan before. In the memo he had sent out, it said that they are looking for direction on pipe replacement in the future as it will be a substantial cost to replace it. He wanted to know whether the Committee would favor a fund to replace some clay tile pipe in the ground, or whether it should be done as an operating expenditure. Mr. Lee estimated that there were at least a couple thousand feet of it in the ground. He added that it was spread out in places from places like Woodcrest, almost to the college, under the parking lot at the Village Green and to the President's house. Also, from Parkside Road through Everett Park to the beginning of Homan Lane. The clay tile pipe in these areas goes through some swampy areas where there may be contributing inflow. Some pipe was also present out towards the hospital. Mr. Lee felt that in about three to four places there is a lot of inflow. The pipe is joined together every two feet, and the joints tend to leak.

Ms. Levine said that she and Mr. Lee had talked about bonding for a long range project but needed an engineering expert to give advice and an estimate. Putting money away or putting money into an annual maintenance fund for the Sewer Department could be the solution. That fund has been lowered since 2007 as they have chipped away at projects. Mr. Lee commented that the deeper the pipe, the more expensive it would be. Mr. Kaplan asked if clay pipe was not used today. Mr. Lee said that it was not and they would use plastic pipe. Mr. Lee said they would have to buy new pipe as they use it. He said there was a “slip-lining” system where they put a lining into a pipe and fill it with steam. This causes the lining to harden into a pipe. That will save them money if 20’ of pipe is lying deep underground or under a parking lot. It may cost more up front but, considering the costs of digging and paving, it would balance out. Mr. Kaplan appreciated the explanation. He said he looks at the savings they have received from updating the manholes. They have saved a lot of money by improving those pipes and he looks at this as a money saving thing. Mr. Kaplan felt that they could do well with this effort as well.

Mr. Lee said he would do this to upgrade the lines and that it should be done. In some areas the pipe is getting crushed and is cracking. He was surprised that the pipes under the Village Green parking lot were doing as well as they are, as it is driven over and there is a lot of vibration. He said that as soon as the dirt and clay, commonly found in New London soils, is removed, the pipe just crumbles. There is a substantial amount of inflow in those pipes. They have fixed 15 manholes and have cut their inflow by 4% which amounts to \$75,000 per year. They cut the power bill as well by doing this as the pumps do not have to work as much. Mr. Lee wasn’t sure they’d save the same amount by doing this work, but they can put meters in to check the flow and see what the rain does to it. It will track when the rain comes and can follow the flow and find out how much inflow is added when it rains. Ms. Levine said that is not in the current capital reserve currently. Mr. Lee said he could ask around to see what they are charging to do that sort of work and to roughly figure out how many feet of pipe they have to replace. The other option was to have an engineering firm come in and do a whole study. Ms. Levine reference a map that they did when fixing the manholes that might help. He said they could check with some construction companies to see how much they charged to replace those pipes.

Ms. Levine said there was not enough information to include this pipe-replacement project in the current capital plan but they at least have some notice so that once they get a better idea of the cost, it will come up again as a capital plan.

Mr. Wilson asked where they stand on the sewer bond. Ms. Levine said that Sunapee has asked the engineer to complete a phased implementation plan. They may do the upgrade in pieces instead of on the whole. She said that they plan to meet again on September 30, so they will have a better idea of where they are in the process. Ms. Levine added that they have applied for State funding for the controls at the main plant that need to be upgraded at some point. The balance could come out of the capital reserve. Mr. Helm asked why this was shown on the table advanced four years. Ms. Levine said that it was there depending on the grant funding, and the previous schedule was established by the previous Sewer Commission and has needed some adjustment.

Mr. Lee explained that at the main pump station office there are two control panels of which 75% of them are not used any more. They are there from when they had the old sewer plant in New London. There are valves and meters to monitor water from New London to Sunapee. The panels contain 470 volts of electricity going through them. Many other pipes and wiring goes through and across the panel, and a radiator in the office is plumbed through there. Additionally, there is no second disconnect on the pumps in that building. They don’t have a breaker switch to throw to shut the pumps off. They have to

physically open the control panels and throw the switches. They have no separate power from building to pump, which Mr. Lee opined was not a good way to have it hooked up. He said that the biggest thing with the panel is safety. They can't physically shut the pumps off. If closed properly they would have three bolts to un-do. They don't lock them all so that they can access it easier. Mr. Lee said that when they pull a pump they have to pull the wires with it which consist of three inches of cables and they have to feed this through two floors. They have to go into the master panel to take a pump out to send it out for service. They shouldn't be inside that panel box. Part of the upgrade at Georges Mills was to be able to shut the pumps off inside and outside. They are trying to save money by not using an electrician, and are saving \$400 to do it themselves.

Mr. Lee went on to say that the 3-bay garage they have planned is a high-end estimate from Lavalley's and did not include site work. This would be included on the 2012 fiscal year. Mr. Lee said that they have a small building now but that it has been let go to pieces. He explained that they should keep in stock 10-20' of each kind of pipe they use. The plastic pipe they use, if set outside in the sun, becomes brittle and should be thrown out. They can buy the pipe in Newport, but is a half-hour trip. If they don't have it in Newport, they could be in some serious problems with bad water flowing where it shouldn't be flowing while they are trying to find a \$40-\$50 pipe. They also want to keep in stock some fittings. Additionally, Mr. Lee would like to see them keep a stock of bricks for manholes, but they should be under cover as they need to stay dry until they are cemented into place. They currently don't buy cement in bulk because they can't keep it dry. They buy it as they use it. Mr. Lee noted that this is the kind of material they want to have but need to keep it under cover and dry.

Mr. Lee said that his memo said that they added a year or two to some equipment in the Highway Equipment Fund on Table 9, and moved some things around. They had Southworth Milton look at the grader to tell them what needed to be fixed to keep it running longer. He had a report from them that it would cost about \$42,000 to repair everything on their list. Mr. Lee said that a lot of the repairs they could do themselves, and there were also some repairs that they would not be doing as they weren't necessary. Some things they will have to keep an eye on. The grader blade and the circle will need to be re-shimmed sometime in the next year but would add that into the equipment maintenance budget. If they take care of it they can extend the life of that machine by spending \$32,000 - \$35,000 over the next four years. Ms Levine said that even with \$35,000 on repairs, pushing out the equipment in the plan saves \$200,000 over the ten years of the plan.

Mr. Lee said that he couldn't promise that the grader would keep running as long as they wanted it to, but anticipates that spending \$35,000 would extend the life of it. He has extended the life of the one-tons and the pick-up. The dump trucks have stayed at a 10-year plan and will go up to a 12-year plan for new ones. He was adamant about keeping 10 years on the older trucks, however. They were doing things to the new trucks to be able to keep them for 12 years. They are focused on buying different styles of trucks that are easier to maintain. While they may cost a little more money, it is not a lot more. Also, 12 years down the road Mr. Lee suggested that they could take the sanders from those old trucks and put them in the new trucks that they purchase. This could be another \$8,000 in savings. Mr. Lee understood they sold the old truck for \$11,000 but had an estimate that it needed \$13,000 worth of work. A dealer offered only \$4,900 for it on trade-in. Ms. Levine said that with the changes, the deposits could hold level for 2011, and from 2012 forward the deposits are lower than projected last year.

Mr. Wilson asked if they need to replace a vehicle just because they say they are going to in a certain year. Ms. Levine said that this was not the case and noted that Mr. Lee had just moved a number of trucks out a year. Mr. Lee said that it was important that those trucks that were not under cover in a

garage their entire life, need to be replaced every ten years. Mr. Lee said that with the one-tons they started out with a 3-4 year replacement plan. They found they didn't need to replace them so soon and so added another 3 years to them. Mr. Lee said that they have just shown that those vehicles lives have been extended. He said the plan has always had a specific year on it. When the vehicles start getting into the 10th year they start showing their age. Could they take the 2003 and when it is 12 years old, get another year out of it? Perhaps, but he couldn't say for sure. Visualizing what the last truck needed in its 10th year for repairs, it was evident that 10 years was the maximum that would make sense. If they decide to get another year out of a truck and then it blows a motor sometime within that last year it could pose a problem. Would they end up increasing the maintenance budget to keep it going until the end of the year? There would be no money to fix it.

Mr. Wilson said that the other thing he was getting at was that he hadn't come across any town that was getting less than 80,000 miles on a truck. Some judge the life of truck by engine hours and recalled there being 8-10,000 hours on a truck. Mr. Lee said the hours they had on their trucks added up to over half a million miles if they were going 50 mph on the highway. Mr. Wilson said that Moultonborough said that Peterbilts get 140,000-150,000 miles on them and that the price difference was only about \$7,000 - \$8,000. Mr. Lee said a Peterbilt will actually cost about \$15,000 more than an International. The ones Mr. Wilson was talking about had a heavier duty front and rear end, costing \$12,000-15,000 more which would be the same if they specked it out the same for an International or a Mac. Mr. Lee added that those towns also have full-time mechanics and spend \$15,000-20,000 more than New London does on maintenance. They are paying for mechanics plus parts for their mechanics. They pay their mechanics \$40,000/year plus benefits. New London spends just \$48,000/year on everything. The Town of Warner got 25 years out of their Mac, but to do so, they took it apart and put new frame rails on it. Some towns also have private trucks that they rent during storms – he noted that Moultonborough rents out 21 trucks to assist with their private road maintenance. If it snows in New London and two trucks break down, they don't have access to private trucks or to assistance from other towns. Mr. Lee explained that there are a lot of variables.

With respect to new equipment, Table 11, Mr. Lee said he would like to get some portable stop lights in the future. When they work on Pleasant Street, Seamans Road or County Road, they have to have people flagging. They are paying two people to stand there and flag instead of patching or something else. They can close the road down to one lane and maintain it by the portable stop lights. The police or the fire department could use them for an accident as well. It only takes 10 minutes to set them up and get them to go. Mr. Lee said they are trying to keep down employee costs. They won't have to hire the police to come out and flag traffic when they are ditching or replacing culverts. Mr. Wheeler asked how many times they would need those throughout the year. Mr. Lee said that anytime they are working they need at least one person flagging. Wheeler asked if there would be fewer employees on the job site if they had the lights. Mr. Lee said they could still use the employees but would get more work done and quicker. They could get away with some jobs with two less people, as they wouldn't need anyone to flag. Mr. Lee opined that there is so much traffic now they need to have flaggers. Ms. Fraley asked if other towns have the portable lights. Mr. Lee said that the State rents them for their own use for \$1,500/month. The rental comes with a trailer with four lights instead of two. The State splits them and uses them just two at a time. This cuts down on construction jobs so they can have more people working and not flagging.

Ms. Levine said the asphalt and compactor roller that was on the initial plan was bumped back to allow for this purchase. Inflation was built in as well. The Highway Buildings fund shown on Table 11A is new, as outlined in the memo to incorporate plans to build a highway garage in four years to replace the sand and salt shed. Mr. Lee said it was actually to update and upgrade the current highway garage and

not to build a new one. Mr. Lee said that they can justify the stop lights better than the asphalt roller. The compact roller could be used every time they grade a road and they currently rent them when they need them. This equipment list of things to purchase came to be several years ago when the Public Works Department was asked to come up with a wish list of items they wanted in the next 20 years. Ms. Levine said that they are not asking to buy it but if they didn't need it, it wouldn't be purchased. It would keep being bumped back on the list.

With regards to the Building Fund, Mr. Lee said that the old part of the garage was insulated with spray-foam with formaldehyde in the walls. There is a lot of dust in the garage now, which leads him to believe that the insulation has deteriorated into a powder. He doesn't know if it is healthy to breathe it in, but just nine months after they put the insulation in, the same kind of insulation was banned from being used. The windows should be updated, insulation redone, and wiring may need to be done as well. He is trying to plan a little ahead to get it done. Mr. Lee distributed an estimate from Bruss for doing this work, of which \$100,000 would be done by public works. Mr. Lee said that they got the total down to about \$89,000 by doing some of the work themselves. He added that the entrance doors need replacing.

Mr. Lee said that the sand shed was built in 1995 and he was hopeful that it would make it to 2018. He noted that the Federal Government said that they don't have to have a shed to keep sand and salt in, but they must keep it covered. An alternative is to use plastic but it is difficult to work with. Mr. Wheeler asked if he could come and look at the shed at some point. Mr. Lee said he could come anytime.

Mr. Wheeler asked if they could revisit the 7% inflation per year and wanted to see if it should be that high. Ms. Levine said that she's happy to use another number but that on the six-wheel truck, it came out to about 7%. This year's 6-wheel dump truck was \$143,000 and they will spend almost every penny of it because of emissions and the prices of things going up. Mr. Lee said that next year's truck will cost about \$153,000. The other vehicles will be the same as the vehicle emissions are changing.

With regards to the Gravel Roads project, Table 19, Ms. Levine said they recommend picking up again with the program. They are possibly looking at bonding this work, as Mr. Helm had floated the idea. They got a schedule for bonding \$1 million for 15 years, and it ends up being about the same amount of money over time. Mr. Kaplan said that one difference with the CIP and bonding is that if they are faced with raising \$50,000 to \$60,000 and have not put money away and need to bond, at Town Meeting they will need a 2/3 vote. Ms. Levine said that was not a bad thing because if voters don't want to spend the money on another road's upkeep, it will show with the vote.

Mr. Helm said that since the money is equal between bonding and putting money in the CIP, it should be up to the Board of Selectmen how to fund it. Ms. Levine said that they've added roads from when they initially presented the list of gravel roads to be paved. They've reviewed some, moved some up, and want to look forward. Mr. Kaplan said he thought this issue was for people coming to the Board of Selectmen and bought homes on roads that were not paved and wanted them paved. They came back again and again to ask about the paving and it became an issue of political pressure. To remedy this, they put the roads on a schedule to be paved over a long period of time. Mr. Helm said that in the minutes of 2007 they didn't seem comfortable with the issue of paving and he wondered if it wouldn't be constructive to ask the town if they were in favor of the paving. Mr. Kaplan added that some people on gravel roads didn't want them paved. Mr. Helm asked if the issue ever went to the town. Ms. Levine said that they have voted to deposit money into the CIP and also to approve paving some roads. She noted that the agreement that was made when the CIP was created was to cut the funding maintenance of gravel roads and put the rest into paving. Then the paving plan was cut for two years but the road maintenance fund was not put back.

Mr. Helm thought the Board of Selectmen should decide if they want to go to the town with this issue or if they can keep delaying the work until they get more political pressure. Ms. Levine said that some of the roads are at now at the level of complaint. When the list was developed some of the roads weren't put to the top of the list because people wanted them paved; it was because of maintenance issues. Paving the roads helps make ongoing winter maintenance easier. Mr. Helm suggested they could do two different bonds of \$500,000 each to get the work done over time.

Mr. Wheeler said that if this schedule prevailed he thought that they could lower their annual contribution. Ms. Levine said she kept the deposits as low as possible to keep it even. Mr. Lee said that if they cut it in half they will be out 50 years instead of 25. If they paved these roads 16 years ago when it was proposed, it would have been cheaper and it would be done already. Mr. Lee said that when Queenswood Road, off of Bog Road was accepted by the town, it was assumed that it would be paved. Mr. Lee said that some people call him all the time asking if their roads are still on the schedule. Some people will bring these requests back to Town Meeting as petition articles. Ms. Levine said that when Stoneybrook petitioned to pave, it didn't include the \$30,000 to get the road ready to pave.

Mr. Wilson said this CIP will add 4% to the tax rate for the coming year. Ms. Levine said that this was picking up where they left off last year.

With regards to the Sidewalk Capital Reserve Fund, Table 21, Ms. Levine said that Elkins Road will eat up most of the CIP in the next few years. Grant funds will not be available until 2012 and 2013. With the sidewalk fund, they are trying to look for other grant opportunities to offset the total. There is still \$60,000 in the Main Street Fund. Whether it makes sense to use a portion of this for the Main Street project is still unknown. Ms. Levine said that they have talked about the \$5 motor vehicle registration fee for intermodal transportation, and would suggest using those funds to offset maintenance of existing sidewalks, such as on Main Street.

Mr. Helm asked if they would even be able to pave all the roads on the list on a shorter schedule. Mr. Lee said that the paving would be hired out but that some of the front work may be hired out as well. They may take four years to do it instead of three. He wanted to bring up the question so when the issue came up with the Board of Selectmen, they would know whether or not it could even be done.

Ms. Levine said that Fire Chief Jay Lyon was at the meeting to talk about sprinkling the Academy Building and Whipple Hall, which is in Table 22 regarding town building maintenance. She said Carter Sprinkler gave a quote two years ago, which Ms. Levine adjusted for inflation. She said that she is not proposing to do this for a few years, but Chief Lyon was requiring that there be sprinkling at some point. It should have been done when the building was renovated. The amount of use the building gets would make sense to do it. Mr. Wilson asked why someone would sprinkle a building. Chief Lyon said that it not only saves lives, but also helps to save the buildings. Sprinklering is being contemplated in the state for 1-2 family dwellings as well as multi-family dwellings. The benefits are so great that they are even considering requiring single family dwellings to be sprinkled. Sprinkled buildings generally require fewer fire fighters, prevent damage and offer more protection of items within the structure.

Mr. Kaplan said that a lot of the town buildings have small heaters and are not only used by employees. If a fire starts, it can go up quickly and felt that sprinkling is a safety factor that has been proven time and time again. Ms. Levine said that the roof on the cupola needs to be redone. She added that the Police Department has been anxious to replace the remaining cell doors since the trap was damaged two years

ago and the doors are from the same material. Additionally she would like to take out the partition in the Sydney Crook Conference Room that they never use in order to make room for a closet for the Emergency Operations Center equipment they have in the basement. Sprinklering of the Town Office and the painting of the building is slated to occur in 2013. The exterior of Whipple Hall and the Elkins post office will also need to be painted again. Ms. Levine has been told that a building the age of the Town Office is recommended every six years.

Ms. Levine explained that the GIS Parcel update related to the fact that the tax map property lines are not properly represented. The Town's mapping company gave a \$65,000 quote to address the discrepancies across the towns. They could do this on a phased basis or they could save by doing it all at once. Her preference was to do it all at once. Mr. Stanley and Mr. Bernaiche (Town Assessor) would rather phase it. Mr. Kaplan said that waiting to do it all would mean waiting longer and getting by with tax maps that are inaccurate. Ms. Levine said that they always tell people not to trust the property lines on the tax maps and felt that it does need to be rectified. Mr. Wheeler couldn't believe the price and thought it was very high. Ms. Levine said that \$65,000 was the estimate as of September 2009. Ms. Levine read aloud from the letter from the mapping company. It was noted that the GIS maps were done in the early 90's by this company, but unfortunately, the base map was built on an inaccurate aerial map. Mr. Wheeler said that more accurate aerial photos do not line up with the tax maps.

Mr. Helm said that in the minutes from the first CIP meeting noted an estimate of \$50,000 - \$100,000 to upgrade the station if they had to get a new ladder truck. He wondered where the funding for this upgrade would come from. Ms. Levine said that Chief Lyon would create a new fund. Mr. Lyon responded that at this point he was trying to get a solid estimate or quote for the aerial to make sure they could fit a ladder truck in the current building. He felt it would be short-sighted to not look into the future to have a plan in place when 20 years down the road the apparatus does not fit; they would need to have something in place. Chief Lyon sees the current facility lasting well into the future and doesn't want the appearance to change. He said that it was suggested to him to do a scissor truss system to raise the height of doors but would be in the vicinity of \$150,000 to \$200,000 to do. The cheapest situation would be to expand the garage that the Firefighters Association in 2000 and keep the roofline similar but to add two bays that would fit more apparatus. They need to plan ahead if for some reason this upgrade doesn't come along. Federal emissions standards are changing how trucks are manufactured and is causing them to be taller. Chief Lyon was not ready to come and ask for any funding for this in this budget cycle. He wants to get some fixed prices from truck manufacturers with firm specs of the apparatus to be able to plan accordingly due to the 18-month budget.

Mr. Wilson asked about the 18-month budget. Ms. Levine said that the 2011 requests are for 18 months. The 2012 budget will begin in July. They tried to look at it if there was anything urgently needed for 2012 they would move it into 2011. None of the department heads felt that was necessary.

Minutes of July 26, 2010: IT WAS MOVED (Emma Crane) AND SECONDED (John Wilson) to approve the minutes of July 26, 2010, as amended.

Other: Mr. Helm asked about the library not wanting to bond for upcoming projects. Ms. Levine said that the library trustees are separate from the Board of Selectmen. The Budget Committee controls the budget and can tell them what they think would be advisable. Ms. Levine said that she has suggested to Ms. Licks (Library Director) that they should go with the bond. Mr. Wilson said that he went down to tour the library and it was his belief that they didn't want to bond for \$400,000 because they didn't think they'd be able to get enough projects together to make sure they use the bonds the way they had to. Ms.

Levine said she told Ms. Licks that they didn't have to know exactly how they would spend that amount of money. They don't need projects specifically defined as long as they know they can spend it. Mr. Wheeler said his handle on it was that they were afraid they would need more than \$400,000 and didn't want to limit themselves to that amount.

With no other business, the meeting adjourned at 9:33 PM.

Respectfully Submitted,

Kristy Heath, Recording Secretary
Town of New London