

APPROVED
Candia's Virtual Selectmen's Public Session Minutes
July 11th, 2022, 7:00 pm

Note: Individual roll call has been taken after each motion.

7:00 pm Chair Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

Attendance: Chair Brien Brock, Selectmen Patrick Moran, Selectman Russ Dann, Selectman Boyd Chivers, Selectman Sue Young and Town Administrator Andria Hansen.

7:01pm PUBLIC HEARING: Chair Brock opened the Public Hearing by stating the SFC (Safety Facility Committee) has given a proposal that requires a Public Hearing for the Board of Selectmen to give permission to withdraw \$64,500 from the Capital Reserve Fund to continue with the architectural and engineering design for the proposed Police Facility.

A. Mento of SMP Architecture explained to the Board that he has been working with the SFC for over a year to make a master plan of the site that the Town was looking to acquire for future use. The SFC were curious to know if it would be enough space to build a PD (Police Department) facility and potential use for a FD (Fire Department) and allowing parking access to a portion for possibly the DPW. In working with the Committee and the Severino's, they looked at the parcel and made a master plan. They came up with concepts on how large the PD needed to be, based on Candia's population and the department's needs and they rendered a building and a conceptual FD design including parking, as well as a study to prove that the site plan would be large enough for all their needs for now as well as for the future. The SFC then went to the Town to move forward with purchasing the property.

A. Mento stated the next phase is to do some additional design work for the PD, as there were elements that they did not achieve last time. There were questions the SFC had asked about regarding what kind of heating and cooling systems that they could use, energy efficiencies that it would have and what kind of incentives that are available. What they offered as a group was this proposal which is phase II. They will take the concept of what they came up with last time, develop it further, add some engineering to it and this will get them to a closer level so they will have a total project budget, a well designed engineered building and the construction manager will put together a construction cost proposal that may be used to go to Town Meeting with in 2023, to see if the community would be interested in that project.

Selectman Chivers stated that the Town has spent over \$28,000 so far and asked what has the Town received for it? A. Mento said they received work for the Master Plan, and SMP has confirmed the site they wish to purchase is large enough. They have done initial programming with the PD to associate the space they needed. They did a conceptual floor plan, a conceptual 3D model and also assisted the SFC to understanding what their needs were.

Selectmen Dann stated pamphlets as well as other forms of communication were made for the public to be informed about the inadequacies of the current PD and their future needs.

Selectman Young stated the Severino's had done a lot of conceptual designs, however she did not understand what the listed conceptual design amounts were for or what in entails. She questioned SMF on how they calculated Candia's population and how many years out is their plan? A. Mento said they plan to build with the expectation for the facility to last fifty years. They base it on the current use of the facility and look at state records of how much is progressing, with the number of enforcement activities that occur, locally in NH and all New England of what is occurring. When a department of any size needs to expand their facility, they need to meet the current building codes and correctional codes and Candia's current PD

does not meet the minimum standards. Therefore, they are presenting, and designing is a facility that fulfills all building codes, life safety codes, safety standards and that is what the plan is showing. It is not based solely on Candia's population, it is on several things. A Mento identified what was listed in their plans and noted that the FD was not included, only the concept of its size for the entire facility if they were combined.

Selectman Chivers questioned the cost estimate from SMP dated 11/03/2021 for \$3,997,000, if this was the same concept that they were going to build from, or will they start a new concept? A. Mento replied by confirming that yes, it is the concept they would be working from. He then explained how things were broken up into years, that the land was included, the work that was done and what is needed to be done in 2023 and stated the total project would cost 4.1 million.

Selectman Young asked about inflationary on the 4.1 million. A. Mento stated there was some inflationary numbers added to the hard cost of construction that Eckman had added into the building of the facility and SMP added contingency fees for things that are unknown. He added that there are some potential savings whenever their firm or any company who work in construction industry has to provide conceptual budgets in which it has it built into it right now. In working with their local contractors there is possibility for savings.

Selectman Moran asked SMP if \$64,500 was approved at today's meeting, how long are the next set of plans good for, if it were to be voted down at Town Voting in March? A. Mento said it is definitely something that can be worked on beyond that. The only thing that could change is the cost and their plans could be utilized for 2 to 4 years.

A Mento emphasized the importance of educating the public of the needs for the PD and for their support.

Tom Severino encouraged the Board to move forward with this step to approving the amount of money needed for their next set of plans. He noted that it would be good idea to have plans in place in the event an opportunity arises.

Dick Snow (resident) said he understood there is a possibility of adding a new PD to the Town Hall building. He explained Henry Moore's deed and how they cannot expand to what has already been put on the property without eliminating the Town's ownership. He suggested the Board to vote yes to the proposal and encouraged them to continue with their building plans.

Kevin Coughlin (resident) stated they need to get plans that will not go stale, and to be in a secure position to move forward in the event funding comes up another way. He is concerned of the Capital Reserve Fund which is for an emergency and thinks they need to find the money for it.

Mark Chalbeck (resident) stated the plans and numbers that SMP has provided will be able to be presented to the voters in March. If they do not provide the voters with this information, it will be giving them a fictitious number. Having all this information will give the voters a more educated decision to make in March.

Ryan Young (resident) asked what the hit would be on the Capital Reserve Fund for taking money out? Chair Brock said, after the purchase of the land approximately \$20,000 would be left. Ryan Young asked if they did not take that route of taking money out of the Capital Reserve Fund what would be the funding for it? Chair Brock explained some of the history of the money that received from the Exit 3 land sale was initially the discussion and it was intended for the PD, but then it was changed to the Capital Reserve Fund to be used for anything if there was an emergency.

Selectman Chivers explained some of the items that the Town would be asking the voters to pay for in March 2023. He stated if they go to Town Vote with their proposed budgets and a warrant article for a bond issue that would raise their taxes, he knows what the answer will be. If the voters give a default budget this is what happens to Candia, the promise they made to their employees that they would give

them a cola increase equal to inflation each year would not happen. He does not want to put the town in that situation. He does not think in this economy and with inflation with the previous commitments they have made that they should be presenting their voters with budgets that will be very hard for them to vote no on, concluding the bond issue. He does not think 2022 with 8% inflation that they should be forcing people to make a decision between paying their taxes and heating their homes with a \$5 diesel fuel price. For that reason, he cannot support the \$64,500 for this project until things stabilize and then they can come back next year to think it over.

Selectman Dann said they can keep saying what if it increases and the cost of living going up? What they are presenting right now is something they can have ready if funding comes available from the government or elsewhere that they have the plans established and they would be able to ask for that money. At this point they do not know yet if they will be presenting it to the town. As of right now, the next step is to get this project that is the price factor that is needed.

Chair Brock said he had asked the SFC members if they wanted to move forward in requesting the set of plans or to pause it, and it was unanimous that they wanted to move forward. He stated there are two different questions here. To support this proposal, does not guarantee they are going to move forward with a warrant article for the project, If the SFC recommends to the Board they want to put a pause on it, they will still have the set of plans and they can wait another year. However, not to continue for the next set of plans would be a huge mistake.

Selectman Moran stated they just need to take the next step of requesting the plans so they can be prepared if an opportunity arises.

Selectman Young asked if there were any grants available. Chair Brock stated Town Administrator has been looking into it. They discovered the EOC (Training Room) is an important component to receive grants. Town Administrator mentioned that the grant companies want to see concrete numbers first.

Selectman Young mentioned that if there was ever an emergency that there would not be any money left if the Capital Improvement Fund.

Selectman Young explained that she had previously talked about adding on to the Town Hall before the SFC was formed. Back then, she was told they cannot add onto the building by a selectman. She mentioned that she was involved in the building of the Town Hall. There were attorneys involved and they went through the heirs, and they followed the proper process, and she believes they would probably do it again if they wanted to extend the current PD in the back. In her opinion, they cannot afford it and she does not think this is a good time for the voters right now.

Chief McGillen indicated they have the architect, a building manager, the building contracts needed and money from an existing sale of property in the Capital Reserve Fund account that is there for this purpose. He indicated that Selectman Chivers had applied for Federal Funding and said what if this opportunity does come available. Chief McGillen encouraged the Board to support the \$64,500 needed from the Capital Reserve Fund.

Selectman Dann remarked that they would have the piece of property needed for the PD to tie in with the future FD and it would be for the safety of Candia residents. Combining them together gives them better opportunities to receiving grant money. He stated many of the residents in town believe they need a new PD building. They should not jump ahead of what the interest rates might be, as they don't know what it will be.

Selectman Chivers disclosed on what occurred in 2006 when Candia had a bond issue to building a recycle center. In 2006 they were under orders with the EPA and DES to close the dump. There was a 1.6 million bond issue, and the annual payments would have been \$216,000 and it would have raised the tax rate by .59 cents per thousand and that vote carried by 23 votes. Therefore, if you have a bond issue that is barely supported by a 2/3's majority vote and a negative impact on the tax rate and if you are under an

order from the federal government to close the dump and it comes that close, you can almost predict what will happen when you present the voters with a 4.5 million PD and when no one is ordering us to build.

Selectman Dann indicated that now they have something concrete that they can either table it or to present it to the voters.

Selectman Moran stated their set of plans are \$64,000 today, however if you decide to wait these plans will be more expensive in the future. The price of \$64,500 is like an investment. Selectmen Young questioned on how to put monetary value on the plans and present it, as it will not be the same in 2 years. She was told the plans would be the same, however the cost could increase to get the new numbers. She stated it is not fair to the voters. She said if they feel strongly about it and wants the plans and that she wanted to hear someone say that in March we are going to ask the voters before they keep throwing money after money. She mentioned that no one has explored other options to adding on to the Town Hall and that Chief Young researched and measured the Town Hall property for a new PD and said that it fits. She pointed out that there are other departments that need additional space.

Selectman Chivers mentioned that in their last meeting Ms. Penfield (resident) had questioned if part of Moore School could be used for the Town Offices. Chair Brock said that Mark Chalbeck had stated there were a few things that would make it very difficult to using that building to make it work. Selectman Moran stated Moore School building has no open space available. Mark Chalbeck confirmed that there are school programs using the building.

Dick Snow stated that in an earlier conversation he was not talking about the Town Hall building. What he was trying to get across was that now they have a town vote for a piece of property that can be used and to get anything else would require another Town Meeting. He wanted to make it clear that if someone wanted to expand the Town Hall building in the back, that he would not support it, as he believes that would omit the ownership of the entire property to the town. He also wanted to clarify that the tax rate does not affect the money that is being spent by the town in the same way as the school.

Rudy Cartier (resident) via zoom gave some background information on the CIP. In 2021 there was \$225,000 that was allocated to purchase the land and \$100,000 that was going to be for engineering fees that they did not use. In 2022 the CIP looked at doing \$160,000 for new PD engineering and with starting construction that totaled \$300,000 and in 2023 about \$800,000. The engineering is actually included in the current CIP just so they are aware it is still staying within what was prepared when it was done in 2020.

Chair Brock stated that the plans they are looking to purchase may be used wherever they decide to build the PD Facility.

MOTION: Selectman Dann made a motion to authorize the Board to remove \$64,500 from the Capital Reserve Fund for purpose of the expenditure of SMP's architectural and engineering design services. Seconded by Selectman Moran. Selectman Dann, Chair Brock and Selectman Moran were in favor. Selectman Young and Selectman Chivers were opposed. Motion carried by a vote of 3-2-0.

8:05pm Hearing closed

Approval of Minutes: Public Session Minutes for June 27th, 2022.

MOTION: Selectman Chivers made a motion to accept the June 27th, 2022, Public Session minutes as presented. Seconded for discussion by Selectman Dann. Discussion opened. Line 106 correct time to 7:54 pm. Discussion closed. All in favor. Motion carried by a vote of 5-0-0.

Department Reports: Highway; Police; Fire; Building; Solid Waste; Budget; Other.

Highway: Road Agent Jeff Wuebbolt read the attached report and gave an update.

Police: Chief Mike McGillen read the attached report and gave an update. He thanked the FD for giving all officers Narcan training and confirmed that they are now licensed through the NH Bureau of EMS. He informed the Board that the Safety Committee agreed to having an AED installed at the Recycle Center in their last meeting.

Fire: Selectman Chivers did not have a report available. Town Administrator Hansen read a letter from the FD. See attached.

MOTION: Selectman Chivers made a motion to reimburse the FD with the funds received from the State of NH in the check amount of \$760.44. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

Fire Department-Recommendation Appointment: Town Administrator Hansen read Chief Young's recommendation of Appointment for Hannah Gangi as a volunteer Fire Fighter and EMT.

MOTION: Selectman Chivers made a motion to approve Chief Young's recommendation of appointment for Hannah Gangi as a volunteer Fire Fighter and EMT. Seconded by Selectman Moran. All in favor. Motion carried by a vote of 5-0-0.

Building Department: Building Inspector Gagne read the attached report and gave updates.

Solid Waste: Selectman Dann read the attached report and gave an update. Hazardous Waste Day has been set for September, and they are waiting to receive the contract.

Budget: No updates. Selectman Dann left the meeting at 8:23pm.

OLD BUSINESS:

Appoint -Local Board of Health: Building Inspector Gagne stated he is the newly appointed Health Officer for the Town of Candia. Per RSA 128;3 the State's Health Department has requested Candia's Board of Selectmen to vote and constitute a Local Board of Health. The purpose is for Candia to remain in compliance with the State of NH's newly approved RSA;128, Rules & Regulations pertaining to Municipal Health Officers, and they also need to update their definition for the Health Officer. It is required to have one meeting per year and they may add it to one of their Safety Meetings. Once the Local Board of Health has been established they may present the Board the recommended members that need to be appointed. See attached for more details.

MOTION: Selectman Moran made a motion to adopt a Local Board of Health per RSA: 128;3, with Kevin Gagne as the appointed Health Officer, who will make recommendations of members to the Board. Seconded by Chair Brock. All in favor. Motion carried by a vote of 5-0-0.

LED Conversion: Tabled this discussion to a later date.

OTHER BUSINESS:

Propose New Ordinance: Building Inspector Gagne presented the Board on establishing an ordinance to help aid his enforcement of the building codes when it pertains to modular homes. Currently Candia has 49 ordinances and the Building Department's request for the Selectmen's vote to adopt the new ordinance for the NH Rev Statue 47:22 Grant of Power. See attached.

MOTION: Selectman Young made a motion not to adopt the ordinance under RSA;155-A. Seconded by Selectman Moran. All in favor. Motion carried by a vote of 5-0-0.

Rudy Cartier (resident) asked if the ordinance pertains to modular homes that are build in NH? Building Inspector Gagne said it would be for modular homes into NH and they will need to meet this requirement.

Calendar:

- The next Board of Selectmen's meeting is scheduled for Monday, July 25th @ 7:00 pm.

Public Input: None noted.

Payments of payroll and payables. Selectman Chivers confirmed the grand total for payroll and payables for the weeks ending 6/16/22 - 7/07/2022 Totaled \$1,139,740.60, of which the school received \$900,000.

8:43pm MOTION: Selectman Chivers made a motion to adjourn the Public Meeting and enter into a Non-public per RSA 91-A:3, II(a).

9:06pm MOTION: Selectman Moran made a motion to adjourn the Public Meeting. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of 5-0-0.

Respectfully submitted,
Linda Chandonnet, Recording Secretary