

CANDIA SAFETY FACILITY COMMITTEE
PUBLIC MEETING MINUTES OF
March 5th, 2022
APPROVED

SFC Members Present: Brien Brock (BOS), Chief Mike McGillen (PD), Mark Chalbeck (PB), Bob Stout (BC), Russ Dann (BOS), Rick Langlois (PD), Anthony Mento of SMP Architects, Joe Flanagan (FD), Andria Hansen (TA)

Absent: Jim Wilson (FD), Preston Hunter of Eckman Construction, Jeff Wuebbolt (HWY), Tom and Ron Severino, John Deloia of Eckman Construction

2:00 pm B. Brock called the SFC Questions and Answers public meeting to order immediately followed by the Pledge of Allegiance.

B. Brock announced that the SFC chose to have another public meeting in the event anyone had questions that they would have an opportunity to ask Eckman Construction and the committee members to help answer them.

R. Dann explained that when the Committee was first formed it was discussed that they would need to purchase the land before anything else and indicated that is what Article #3 is all about, to only purchase the piece of property, so they may move forward. The committee found a piece of property centrally located in town that will be adequate to what they want to accomplish.

A. Mento of SMP Architects explained the process they had reached for the master plan in order to solve the communities needs for the long term. In keeping a PD close to the FD so that it does not impact their insurance and ratings for the residents. It is all governed by response time therefore keeping a PD in close vicinity would be a benefit. It was a master plan to determine if the land they are interested in would be appropriate, and the committee approved it, stating that it is a great site and will meet all the needs. They came up with a figure for what the costs would be for the construction when approved, but for right now that is not on the table.

R. Jones (resident) mentioned that there has been a lot of talk on social media regarding the Police Facility and asked the Committee what the next phase is after the purchase of the land and what does it mean for the community? He stated the information provided to him does detail what the investment is for the Police Facility, but what would be more interesting to understand is if there is a phase 2 for the future FD and what the cost will be, or is a lot of that site work already completed, and are they just building the FD itself? Is Phase 3 the future Public Works being placed behind the PD & FD another investment on top of that? B. Brock explained that the Public Works part will be the least cost amount out of them, as it is only a building to house material, and an indoor room for the workers to be inside for the weather, therefore it would not have many regulations.

R. Stout stated the Committee had all conversed over a period time about what they should propose in year one on the project. They wanted to have a plan laid out because the town residents would want to see one. He believes the Committee has accomplished a lot of this work, and they have had great consultants who made the effort to assure the proposed facility would last for several years. The Committee had agreed that it would be best to purchase the property first and this would give them another year to educate the residents.

R. Jones had questions concerning the next stages and gave his suggestions to having it constructed in phases. B. Brock explained that one of the reasons why they decided to apply only for the land, is due to time constraints and that they wanted to present an accurate amount for the public, as the projects total amount of money needed as that might have been too much to ask for. The BOS made the decision to leave some of the

money kept in the Capital Reserve Fund to purchase the property, and that it will have additional funds in the event the Town supported this, and it would give the SFC an indication that they may move forward. They will also need to consider if this is the year they should move forward, particularly with the way our economy is heading.

M. Chalbeck pointed out that there will be a number of shared utilities between the FD & PD. Therefore, most of the floor work will be completed already for phase 2.

One resident mentioned the current inflation costs of construction materials continues to increase.

A Mento explained that a Municipality is unable to ask for additional money once an approval is achieved at the town meeting and there is a fixed amount of cash that is available. The construction manager they hired to assist in this project will give a Guaranteed Maximum Price (GMP) for the value of the project and they will get the facility for that cost, and not more. All of the early preliminaries conceptual analysis in pricing has percentages of contingencies incorporated into it to get as close to it as possible. Due to the fact there is no water on Route 27, the FD will require a sprinkler system. The PD in the first phase will include a fire protection pump so when a future FD is constructed it will already be there. Therefore, some of the costs are a little higher in the PD portion than normal, because they need to have a sysinternal pump and it is calculated in. The other items that will be in phase one will be electrical, septic & well.

R. Jones questioned if the property was purchased in phase one, what would become of the Town Hall offices once the PD has their own building? B. Brock stated they have their own personal ideas of what could be done; however, they have not invested much time to the engineering into the Town Hall. They have decided not to spend money and go in that direction, however they believe it would be redesigned to accommodate what they have now and any deficiencies. R. Jones also asked the timeframe for phase 2? B. Brock stated the PD would most likely be year 2024. When asked about the FD construction B. Brock stated the Committee has conflicted input from different members of the FD as the Fire Chief indicates that they have a capital reserve for future additions on the existing building, however they have a number of issues to address there such as space, but the Committee was told the current FD building will accommodate the town for at least another ten years.

J. Flanagan confirmed that one of the most important item that this Committee has been focusing on, is the purchase of the land which will give the best value for the future, and that they will not need to purchase another property for the future FD. If they can purchase the land that they are interested in and build the PD on it to consume all the items such as septic and water into the second phase then they will not incur a lot of expense in the future. He mentioned FEMA Grants that are available that they will be looking into.

D. Snow suggested the Committee to ask the Severino's if they would possibly do some of the site work to help with expenses. B. Brock stated that the Severino's have been great to the Town, as they have done a lot for this committee in being very helpful and accommodating. He believes they would probably be more than willing to do the work at a very reasonable cost.

B. Brock mentioned that Town Administrator will be looking into grants that are available. There was a question asked on how they plan on paying for the land, and he confirmed they would take \$250,000 out of the Capital Reserve Fund and that was created from the sale of property on Exit 3. The remaining \$150,000 would come from money on taxation. The Budget Committee had stated that it would be roughly \$86.00 on a \$300,00.00 assessment.

Public Input:

A resident asked what the total amount is for the land purchase and were told \$400,000.

Selectman Dann stated that there was a question asking why the PD needs a new facility. He explained some of the safety concerns and inadequacies and that there is information listed on the Town's website and the location of the property. B. Brock explained that they had a list of all town properties, but they knew it had to be centrally located with a road that is easily accessible. There were discrepancies with trying to purchase some other properties, however they were in conservation and another due to getting clear ownerships of them and it would not have been an easy fix. That is when the Severino's came up with the parcel they are interested in.

M. McGillen confirmed the many safety concerns at the PD for the civilians and Employees at the Town Hall. They have had some incidents that occurred with them, and how the Officers deserve an efficient facility in order to keep them.

J. Wuebbolt added that the HD will not cost much in comparison to the PD & FD. B. Brock mentioned that in the future they may not be able to hire a private contractor that is willing to be a Road Agent with their own equipment. At this point it has been very inexpensive and is a benefit for the Town.

B. Brock encouraged everyone who is interested is welcomed to attend their SFC meetings and they accept input and questions. R. Dann added that Police Chief M. McGillen has offered anyone who is interested in taking a tour of their current facility may call him.

A Mento was thanked for all of his expertise on how it all works, and he responded back that he has a team of engineers to back him up. He stated that a facility needs to a higher level of construction in order to last fifty years with the requirements that are needed. They also try to get the Bond as low as possible.

S. Mann (resident) stated he has a concern on the water contamination of the water on that property. He also added how having the HD bringing in salt may contaminate their drinking water supply environmentally. B. Brock stated that any structure that is put up for the HD will need to meet today's standards on how they store their materials. A. Mento added that in the next phase there will be some geotechnical studies done on the land they are looking to purchase.

3:08 pm R. Dann made a motion to adjourn. Seconded by R. Stout. All in Favor. Motion carried.

Respectfully submitted,
Linda Chandonnet, Administrative Assistant