

**Enfield Board of Selectmen
Whitney Hall
Enfield, New Hampshire**

MINUTES of February 19, 2013

Board of Selectmen: Donald J. Crate, Sr., Chairman John W. Kluge; Fred Cummings

Administrative Staff: Steven Schneider, Town Manager; Alisa D. Bonnette, Executive Assistant; Jim Taylor, Director of Public Works

Others: Bob Cusick, Claudette Peck, Dan Kiley

BUSINESS MEETING

I. CALL TO ORDER

Mr. Crate called the meeting to order at 6:00 PM.

II. APPROVAL OF MINUTES

Mr. Kluge moved to accept the minutes of February 5, 2013 as printed, Mr. Cummings seconded, vote unanimous in favor of the motion.

Mr. Kluge moved to accept the minutes of February 6, 2013 as printed, Mr. Cummings seconded, vote unanimous in favor of the motion.

III. COMMUNICATIONS

Comcast Franchise Agreement:

The Town received notice that it is time again to begin review of the franchise agreement with Comcast. Mr. Schneider will pass this information on to the Town's telecomm attorney who has assisted us in the past.

IV. BOARD REPORTS

Planning Board:

John Putnam was before the Planning Board for a minor site plan and Christopher Hodge came in about a Dollar Store on the corner of Route 4 and Lindopp Lane. The Dollar Store project may have to slow down a little. Zoning Ordinance amendments, if so approved, will be in effect as soon as noticed to the public. It's Mr. Kluge's sense that things will pick up.

Mr. Kiley noted that the Dollar Store proposal was for an 8,000 square foot building.

V. TOWN MANAGER'S REPORT

The Library Trustees met with the Timken Foundation regarding submittal of an application in May for funding for the new Library building.

Mr. Schneider attended a meeting with a potential service provider for FastRoads. The service provider would like several meetings in the community to get a feel for if their rates and offerings are good. There was also discussion of wireless locations to broadcast the fiber signal to homes that might not otherwise have access. Possible wireless locations include the Town's water tower, Whitney Hall, Whaleback, etc. They don't have to be very high. They're cautious, but interested. It is expected that Fairpoint will make attempts to be compete with the fiber network by boosting their available speeds.

VI. PUBLIC COMMENTS

None.

VII. BUSINESS

School Renovation Presentation:

Bob Cusick and Claudette Peck presented information to the Board of Selectmen regarding the proposed school renovation.

Ms. Peck presented a list of Frequently Asked Questions. (See attached) She noted that the school is at the end of some warnings for occupancy and accreditation. The school needs to address some systems that are at the end of their useful life and update the facility to the 21st century. She said there is a rumor that there's declining enrollment. Enrollment remains at about 400 students. There was a decline early on. The renovation design was created to accommodate approximately 400 students, plus allow for some increase, so, in the near future, the building will be at about 85% occupancy.

She noted that some features of the building are original to its 1963 construction, including the science tables and gym floor. Currently the gym is not available for daily use as the space must be shared with other functions. The renovation would address this issue and allow the gym to be used daily.

The renovations also address improved security with lockable vestibules and ways to open up one section of the building while leaving the rest secured.

The energy upgrades piece speaks for itself and will result in savings in energy costs at the High School and other schools as well.

Bob Cusick and Lee Carrier have met with every school board member individually. They have looked at plans, the pellet services and made some suggestions. Mr. Cusick and Mr. Carrier, rather than look at the merits of the project, addressed the dollar effect on the five district towns.

Of the total \$21,815,000 cost of renovations, \$5,000,000 has to be spent. The school looked at a 25 year loan and will disburse and guarantee rates over 5 years. (See attached presentation for details) An Enfield property owner with property assessed at \$200,000 will pay a total tax of \$410 over the five year period. ADM is the Average Daily Membership and is how the costs are spread across the district towns.

Mr. Cusick and Mr. Carrier looked at 10 current studies and 5 or 6 prior to that and every one of them had home prices increase with improved schools. The spreadsheet provided in Mr. Cusick's presentation shows the increase in the value of a \$200,000 home based on increased values at the minimum amount of 1%, but also at 2% and 3%. Local realtors have told them that people won't look at Enfield because of the school. Houses of \$200,000 in value and greater will see the biggest value increases from an improved school.

Johnson Controls would provide guaranteed energy savings for the school if the planned energy improvements are made. If \$2,015,000 is invested in energy improvements the school district should see a net savings over 20 years of \$894,553. This is a separate warrant article and can be approved separately, though Mr. Cusick would not recommend it since they have to tear out walls to do the energy improvements.

Mr. Kluge thanked Mr. Cusick for a nice presentation.

Dan Kiley pointed out that declining enrollment is not a rumor. There is only one high school in the State of New Hampshire that has seen an increase in students. The Mascoma High School has 70 fewer students than it did 5 years ago.

Mr. Kiley also noted that over the last two years the school had a chance to get engineering plans. The \$21 million is an architect's number and could be something else once the school goes out to bid. Mr. Kiley would have expected they'd get engineering plans.

Mr. Schneider asked what the success rate is of the architect in staying within his estimated budget.

Ms. Peck said the last project he did in Keene he stayed within budget. We want to guarantee to the district communities that the School Board is prepared to adjust the project if bids come in different from the estimate.

Mr. Schneider suggests bringing up that the architect has been successful in more than just the Keene project. Having hard numbers from a contractor was helpful in the approval of the Route 4 Sewer/Water Extension.

Mr. Cusick and Mr. Carrier are not addressing the merits of the project. They believe that with improvements in the school we will see increases in property values. Taxes will go up. They will be going to the Canaan Selectmen, Lions Club and Community Building and ask the Selectmen to encourage people to attend.

Mr. Cummings mentioned concerns he's heard about the size of the auditorium and past issues with people not being able to use the school. What is the time period over which the renovations will take place? The Bond vote failed last time and comments have been that the school is coming back with the same thing again. He suggested that breaking the renovations into several smaller projects might have made it appear to have less impact. While Mr. Cummings supports the project he thinks people are having issues with the same project coming back again.

Mr. Cummings also pointed out that if the school says they can get certain things for the \$21 million, but the bids come back higher and they have to scale back, there could be tremendous fallout. People will wonder why they didn't get what they were told they would get for the money.

Mr. Kluge pointed out that the school has gone down the road, they can't go back now.

Mr. Cusick added that we need to accept this for what it is. If it comes in at this price it will be a nice benefit, especially to Enfield and Canaan.

Ms. Peck reported that when they did exit polling they got very little information as to why people voted no. She also pointed out that it's more costly to do the renovations in several smaller projects. They are basically gutting the existing structure and rebuilding.

The project will be done in phases. Phase 1 will include the roads, relocation of some fields and the addition. During Phase 2 they will do interior projects and system projects. They will then move outside again. The renovations will occur over 3 years and will be completed in 2017.

As for the capacity of the auditorium, when they did the Indian River school they scaled back the projected and regretted it ever since. With a student body of 400 and 150 staff members that leaves 50 empty seats. When having an event, which grandparent won't be able to get in because they can't get a ticket because there aren't enough seats?

Use of the building is limited in that athletic space can't be used without insurance. Other spaces can be used. Football teams currently work out in a garage.

Mr. Crate asked if the "shanties" on the fields will be removed; it looks disgraceful. Ms. Peck replied that one outbuilding will be removed.

Dan Kiley pointed out those who you voted no last year were called morons on the Enfield Listserv. This may be why people won't share why they voted no.

Mr. Kluge noted that in terms of presentation of the chart, he thinks Mr. Cusick has to go over it more clearly. Mr. Cummings also suggested having a bigger presentation of the school renovation drawings.

Ms. Peck mentioned that the topic has come up about selling the SAU land. Mr. Cummings suggested the school could have it valued and put it up for sale with a minimum bid. Mr. Cusick added that property values are increasing and they don't need that land.

Route 4 Sewer & Water Extension Update:

Mr. Schneider met with the State a little over a week ago regarding paving of Route 4. They need to do work in the westbound lane from Lovejoy Brook Road to Baltic Street as the eastbound and westbound lanes are uneven. They will drag shim with a paver to level it out, then we can come in and do our final paving. Mr. Schneider was assured by the State that this is a priority of theirs. As soon as the roadway is thawed out they'll get it done. Plants open April 15th. Our paving will take one day to complete.

Our engineer has measured Baltic Street again and says it's exactly the same width that it was prior to the construction. It may not look as wide, but it is.

The work is almost done at the pump station. They're waiting for an explosion proof fan and power to the building. Once the pump station is operational we can start connections.

Mr. Taylor noted there are a couple of more manholes that need to be pressure tested.

We're at 93% completion at a projected final cost of just over \$3,000,000 so we may come in a little under the \$3,200,000 estimate.

Water/Sewer Rates / Cross Connection Ordinance:

The Board was provided with a copy of the sewer ordinance that needs amendment, including extension of the time to connect from 90 days to 120 days, removing the 7 year limit and allowing a waiver for an indefinite period as long as the property is served by a functioning system, and authorization for the Town Health Officer and/or Selectmen's designee to inspect a private wastewater system if they have been notified of a possible failure. A public hearing can be scheduled in March.

The water rates look good, but the sewer rates need to respond to the Lebanon increases. We also need to look at meter costs, etc. Mr. Taylor wants to speak with Mr. Schneider about these issues over the next week. The Sewer Department made some repairs that paid off very well, generating a great deal of savings to the Department which helps keep rates down.

How much money the Town wants to collect for future repairs and replacements is also a question. Currently there is \$20,000 budgeted in each department for this purpose. We may want to keep it at this amount until we have more users on the Route 4 portion of the system.

Mr. Taylor mentioned that we have some long-term debt that will be retired in the next 4 years so we may be able to use those savings to fund a new project.

Lakeview Septic:

Mr. Schneider has been informed that Lakeview Condos has a problem with its septic again. They may ask for a sewer extension.

Mr. Kluge thinks they have to pay for it. Their system is getting old and they now need to replace it.

Mr. Crate noted there are other areas closer to the Village that need sewer.

Mr. Schneider informed them we do have the capacity to add Lakeview but we don't have the money to pay for it. If we were going to extend the sewer in that direction we'd connect everything along the way. It would be a big project.

Administrative Items:

None.

VIII. OTHER ITEMS

Next Meeting:

Monday, March 4, 2013, 6:00 PM. Whitney Hall Conference Room. Moderator, David Beaufait, will be at this meeting to discuss Town Meeting.

CONFERENCE

I. ADJOURNMENT

Mr. Kluge moved to adjourn at 7:10 PM, Mr. Cummings seconded, vote unanimous in favor of the motion, meeting adjourned.