

CAPITAL IMPROVEMENT PLAN MEETING
August 21, 2008

The Capital Planning Committee meeting of August 21, 2008 was called to order at 5:41 P. M. in the Moose Hill Council Chambers, 1st Floor, 268B Mammoth Road, Londonderry, NH 03053.

PRESENT: CIP COMMITTEE: Planning Board Reps.: John Farrell, Chair and Rick Brideau; School Board Member Ron Campo, Vice Chair (5:47 PM); Budget Committee Member, Tom Freda, Budget Committee Alternate and non-voting member Don Jorgenson; Town Councilor, Brian Farmer.

Staff Present: Town Planner, Tim Thompson, AICP; School Business Administrator Peter Curro; Assist. Town Manager/Dir. of Finance and Admin. Sue Hickey; Executive Assist. Margo Lapietro.

APPROVAL OF MINUTES

R. Brideau made a motion to approve the meeting minutes of June 11, 2008. Second T. Freda. Boards vote 3-0-1 with Councilor Farmer abstaining because he was not at the meeting.

PROJECT PRESENTATIONS

Fire Department – North/West Fire Station – Chief Kevin MacCaffrie gave a history of the building. He stated that the station responded to 1087 calls in the last 12 months. He proceeded to list the needs of the station including structural supports, roof leaks, lack of energy efficient doors & windows, the need to remove living hazards, need adequate sanitary facilities, need adequate living space. The building has multiple code violations and he invited the CIP Committee to come in for a tour. If the decision is made to not build the new North/West Fire Station than the existing structure could require a half a million in renovations to keep it viable. Councilor Farmer asked if the price of \$2,047,00 is from last bid, Chief MacCaffrie responded it was the Local Government Center's (LGC) calculation provided 1 ½ years ago. Drawings might have to be done again as well as some site work. Construction fee should remain unchanged. Councilor Farmer clarified that we would be looking for a \$1.9M bond and \$150K roughly from undesignated fund balance or another source. Assist. Town Manager/Dir. of Finance, S. Hickey said we did a \$1.9 bond and had some money left over from last fire station that they were applying to it. T. Freda stated this was not a bad investment. Chief MacCaffrie said the biggest concern was to make the building safe and livable for personnel.

Central Station – Chief MacCaffrie stated the bulk of apparatus and personnel is at Central Station. He stated that they have outnumbered the station. The showers are located downstairs in the public area so personnel have to walk back upstairs after showering. Living portion cramped, bay portion is adequate, not able to handle newer equipment in the bays. No storage for extra supplies scattered around at other stations. The building does have room to expand on the sides and in the back. R. Campo stated that he felt that \$1M for construction is low. Chief MacCaffrie said he is looking at sq. footage space footprint added to the side of the building; it

has a lot of open space. It will be \$1M within the next 7 years. Renovations will take care of adding living space and office space.

Community Development Department - Community Development Director Andre Garron presented.

Pettengill Road – Upgrade existing Class 6 road to a Class 5 highway. Pushed out 1 yr to FY11. This road will open up approximately 800 acres which connects another 200-300 acres in and around the airport. This roadway will connect to the new airport access road. Estimated price is \$12.348M - water & gas not included, will be up to developers to supply. Traffic signals not included, working on a re-imburement if first developer puts water, gas and traffic signals in. P. Curro asked if the road is built will Manchester/Boston Airport (MHT) expand into that area. A. Garron said MHT is updating their Master Plan, meetings he has had with MHT do not indicate they will expand further into Londonderry. Councilor Farmer said that MHT is starting to look for volunteers to work on a technical advisory board for their Master Plan; need 4-5 people for the board. T. Freda said debt service for town will increase by 50%. A. Garron responded that is why they look at other mechanisms like grants and the TIF District. Discussion ensued related to how a TIF works. R. Campo said this discussion of TIF will be at a Council Meeting. Chairman Farmer explained that the Councils vote is only to establish district, voters have to approve funding the TIF.

Page/Rockingham Road Intersection. – Various Town and developer traffic studies have uncovered the fact that this intersection is in need of improvement. State has State Aid Hwy. Program, same program used to update Litchfield/128 intersection. DOT said it is good candidate for grant which will be applied for at the end of this week. Will have money in FY10, will get 2/3 from state for both engineering and construction. Town share of that will come from impact fees and the balance from undesignated fund balance. Construction costs \$1,750,000. Could be less if speed limit in the area is reduced. R. Campo asked why this project was not in Master Plan several years ago. A. Garron responded it became critical recently didn't know we could get a small area grant. He spoke about three businesses interested in building in that area but they backed out because the improvements to the intersection cost too much. Mark Oswald, 11 Verdi Lane asked A. Garron what the pay back in tax revenues would have been if those three businesses had not backed out. He responded lost revenues would have been around \$5-\$600K a year. M. Oswald said we should consider return on investment. Councilor Farmer said it would be helpful if Planning Dept. puts out a "lost revenue score card" for return on investment. He also pointed out that the intersection provides a level of safety for the proposed N/W Fire Station. Due to fact that we are getting funding from the state and additional revenues from impact fees and undesignated fund balance it is almost a win-win situation. R. Brideau said the loss of freezer warehouse was a big loss for town.

Rt 28 & Rte 128 the engineering funds in the 10 year plan survived the cuts but the construction costs were taken out and scheduled for 2017. Should be identified in the CIP .because identified in the Impact Fee matrix. Master Plan earmarked \$100K for 2011 to take advantage of 2010 census information and GIS flyover will be in 2010. GIS will be updated until 2015.

Conservation Commission – Open Space Program. – Mike Speltz was in attendance for a \$2M request. J. Farrell explained last year this plan was moved out into FY 12. M. Speltz said they have \$1.6M left in funds. Speaking with Andy Mack about conserving 28 acres on Moose Hill Orchards (next to Town Hall) and 24 acres on Pillsbury Rd. Both properties are on state designated scenic highways on “Apple Way”. FY10 requesting \$2M if grants are received. Checking out a grant program called Farm and Ranch Land Protection Program, used on other orchards in town. T. Freda clarified it is a purchase of an easement, M. Speltz responded yes. T. Freda asked if there is a mortgage on property now do they subordinate it, M. Speltz responded they will have to ask them to subordinate it. Councilor Farmer asked if we can get a contingent P&S before March., M. Speltz responded it should be no problem. Councilor Farmer asked S. Hickey if we bond specifically for this purpose and deal falls through what will be the result of having approved the bond, do we do a defeasment article. S. Hickey responded we would have to rescind that vote, better not to raise a warrant article that bonds specifically to one project. Councilor Farmer said the community wants to know what they are buying; if we use standard language and say the \$2M bond is for Open Space and it probably is going to be used and then it is not. We are creating expectation of a purchase, getting the money, then the purchase opportunity goes away, do we still get money and use for something else. Discussion ensued about putting it on the ballot and then the sale does not go through S. Hickey said if it falls through she has to have authorization to rescind the bond. Would require a town meeting to authorize the selling of the bond.

Public Works & Engineering Department – Roadway Maintenance Program – Tim Thompson presenting for Public Works Dir. Janusz Czyzowski. Reviewed pavement life cycle, and costs to pave highway. Town has 180 miles of paved roads. He did a comparison of Londonderry with local towns for paving expenses. Reviewed repair strategies. Estimates cost for repairs \$310.00/linear foot for full depth reconstruction on roads; \$250/sq. ft. for cold in-place recycling; \$22.00 - \$24.00/L.F. for shim and overlay. Can only do 4.3 miles a year with his budget, if that continues it will take 42 years to do them all. Listed FY10 roads needing work. Had a slide show showing roads in disrepair and what they looked like after repairing. Default operating budget is \$40K. Wants \$1.5M for road construction. Adding in FY15 is the only change to this year’s request. S. Hickey said if bond didn’t pass we would put \$500K on a warrant article at town meeting.

CIP Committee Deliberations – Suggestions were given to T. Thompson by Councilor Farmer to streamline next year’s process, have an “executive synopsis” of each project. J. Farrell said idea came up for CIP to meet year round to focus on Economic Development area. P. Curro said he was all for it as long as it fits in with the Town Charter for the Planning Board and Town Council. J. Farrell will work with T. Thompson to make the role clearer.

Scoring of Projects

Prioritization of Projects

Placement of Projects in the 6 year program

<u>Project</u>	<u>CIP Score</u>	<u>CIP Priority</u> <u>Assignment</u>	<u>CIP Placement</u> <u>In 10-15 CIP</u>
SAU Office	24	2	FY11 & 12
Auditorium	18	3	FY13 & 14
N/W Fire Station	28	1	FY10
Central Fire Station	17	3	FY12 & 13
Pettingill Rd. Upgrade	24	2	FY11
GIS Maintenance Program	18	3	FY11 to 15
Rt. 28/Page Rd. Intersection	35	2	FY10
Master Plan Update	10	3	FY11
Rt. 28/128 intersection	31	2	FY15
Open Space Protection	28	2 FY10	FY10 for \$2M
		3 for other yrs	FY14 & 15 for \$1M
Rdwy. Rehab/Reconstruction	22	2	FY10 to 15
Highway Garage Improvements	15	2	FY10-Phase II to
			FY11 for Phase III
Dan Hl. Drop-Off Ctr. Improv.	19	3	FY11
So. Lon. Sewer Phase II	15	3	FY13
Mammoth Rd. Sewer Repl. (portion)	13	3	FY13
Plaza 28 Sewer Pump Station Repl.	14	4	N/A
Mammoth Rd. No. Sewer Exten.	12	4	N/A
Historic Property Protection Prog.	20	4	N/A
Phase II Pillsbury Cemetery	11	3	FY13

After much discussion it was agreed that the Open Space request would be split up into 2 items. This year the request is for \$2M because Mike Speltz shared the information with the Committee and public that Andy Mack was interested in selling the easement to two parcels of land. The two properties are being considered in the FY10 CIP. It was decided to put in a \$1M request for FY14 and \$1M for FY15. M. Speltz said they will time the resumption of the continuing effort in 13 & 14 to coincide with the uptick of the economy. Land prices not going down. Asked the Committee to put \$1M in each year, this will allow the Conservation Committee to have the opportunity right now to get low prices for land. R. Campo said some people are not supporting Open Space because they want to see what the projects are. Councilor Farmer stated we have a \$2M project in the plan, next year Open Space will have another opportunity. D. Jorgenson asked if there is a way to fast track money for Open Space if something comes up. Councilor Farmer responded yes, if there is a significant benefit to the community, we can petition the court to allow a special town meeting. to consider it. Can also put it on the ballot at town meeting to

call a special town meeting. T. Freda stated that due to economic times asking for \$2M this year for Open Space is asking for a lot.

OTHER BUSINESS -

NEXT MEETINGS

9/10/08 Planning Board Meeting/Workshop Discussion

10/8/08 Planning Board Meeting/Public Hearing

OTHER BUSINESS: None.

ADJOURNMENT:

R. Campo made a motion to adjourn at 8:15PM. Second R. Brideau. Committee's vote 5-0-0.

Notes and Tapes by:	<u>Margo Lapietro</u>	Date: <u>08/21/08</u>
Minutes Typed by:	<u>Margo Lapietro</u>	Date: <u>08/28/08</u>
Approved:	<u>CIP Committee</u>	Date: <u>09/16/08</u> (By e-mail <u>vote</u>)

This meeting is the last meeting of the CIP Committee.