

**CAPITAL IMPROVEMENT PLAN COMMITTEE
REGULAR MEETING
August 10, 2006**

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3 The Capital Planning Committee meeting of May 11, 1006 was called to order at 5:37 P. M. in
4 the Moose Hill Conference Room, Town Hall, 268B Mammoth Road, Londonderry, NH 03053.

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6 **PRESENT:** Town Planner, Tim Thompson, AICP; Planning Board Reps., Vice Chairman, Rick
7 Brideau and Chairman, John Farrell; School Board Member, Ron Campo (6:00 PM); School
8 Business Manager Peter Curro,; Budget Committee Member, Frank Hegarty; Town Councilor,
9 Marty Bove; Assist. Town Manager/Dir. Of Finance, Sue Hickey; and Executive Assistant,
10 Margo Lapietro.

11
12 **MEETING MINUTES:** Motion from Rick Brideau to approve meeting minutes from
13 6/8/06. Second by Frank Hegarty. Vote 4-0-0.

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15 **PRESENTATIONS BY DEPT. HEADS/BOARDS/COMMITTEES:**

16
17 Londonderry Fire Chief Mike Carrier and Lt. Jonathan Cares presented a PowerPoint
18 presentation showing the existing conditions of the three fire stations located in Town. They
19 provided a history of each and pointed out the issues with each station consisting of:

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21
 - Lack of space
 - Health Issues
 - No Room for Expansion

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25 M. Bove questioned the height of the current ladder truck Capt. Carrier responded it would reach
26 60 feet. R. Brideau questioned if the venting system currently in South Station-2 can be moved
27 to the new facility, he responded it was purchased with that in mind. Discussion ensued about
28 the possible use of the vacated station.

29
30 Business Manager for the SAU, Peter Curro stated there were three issues with the School
31 Department:

- 32
33
 - Renovations and Construction at South School
 - New SAU Offices
 - Auditorium

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35
36
37 South School needs portable classrooms replaced with permanent structures. Update some of the
38 facilities, encountering problem with ongoing construction and the portables. Councilor Bove
39 stated that parking was a problem as well. He also stated that the school funded money in 2007
40 for architectural and engineering costs.

41
42 The SAU Office is overcrowded, HVAC & ventilation are not working properly and they have
43 not storage. He indicated that they were interested in an area behind Moose Hill School as a
44 possible location of a new building. Discussion ensued about the old building being used for a

45 vocational program and about looking at a nice house being converted into building space. P.
46 Curro stated they would look at the numbers.

47
48 The auditorium is estimated to cost \$12M. He said the School Board supports the idea but they
49 have not voted on the project yet, just putting in a placeholder. They will have four sub-
50 committees working on the project:

- 51 • Location Committee
- 52 • Educational Plan Committee
- 53 • Operational Cost Committee
- 54 • Committee to find Alternate Methods Available for Funding.

55
56 All DPW Highway Projects were reviewed by Public Works Director Janusz Czyzowski. He
57 stated that there were around 24K residents in Town with 175 miles of Town roads that needed
58 to be maintained. The Public Works Dept. developed and presented a roadway maintenance and
59 rehabilitation program for its roadway network and has been requesting funding for its
60 implementation for the last 12 years. \$6 M dollar expenditure for roadway repair was proposed
61 to bring the roads up to a satisfactory level of condition. Yearly expenditures in the range of
62 \$775K were recommended for road maintenance. Fiscal restraints altered this plan and they
63 have been receiving only \$1M each year. Cost of paving went up 40% last year; it costs
64 \$320/linear foot to now pave a road. He had a PowerPoint presentation that compared the
65 amount of money surrounding communities spent on their budgets for roads. He congratulated
66 his Public Works crew for the savings they provided the Town. He indicated there were
67 drainage problems as well as road repairs and 8% of roads in Town require full reconstruction.
68 Not providing additional funds over the current funding will result in the continued deterioration
69 of the Town's roadway system. They will require a more expensive reconstruction cost in the
70 future resulting in four or five times the cost of normal maintenance. R. Brideau stated we could
71 not put this off anymore, had to do something now. R. Campo questioned why we couldn't shim
72 and overlay a multiple of times; J. Czyzowski replied it would be a matter of time before they
73 fall apart. The possibility of a maintenance trust for road construction was discussed as well as
74 bonding. Mary Wing Soares, 17 Gail Road questioned if we did obtain a bond was it to be used
75 only for road construction, S. Hickey responded yes and there were time limits as well. The
76 sewer projects at South Londonderry and the Plaza 28 pump station were also discussed. J.
77 Czyzowski asked for at least \$2M, but the CIP Committee decided to fund only \$1M per year.

78
79 Mike Speltz from the Open Space Committee talked about how many "Build-Out" years we had
80 left to purchase open space in Town. We have already protected 14% of land, which is 3,760
81 acres. He presented a PowerPoint presentation analyzing how many more homes could be
82 developed, and the number of school age children that could be in our schools. He stated the key
83 items are time frame and level of funding. He requested \$2M this year for Open Space. Mary
84 Wing Soares stated we would be paying for a \$12M for a new school as opposed to paying \$1M
85 to Open Space. After much discussion it was decided to allocate \$1M to Open Space for the
86 next six years.

87
88 **SCORING AND PRIORITIZATION OF PROJECTS** – The Committee discussed and
89 prioritized each of the project submissions as follows:

- 90
- 91 • Pettingill Road – 20 points, Priority 2, Funding in FY2009
- 92 • Rt. 28/128 Intersection – Preliminary Engineering – 28 Points, Priority 2, Funding (DOT)
- 93 in FY 2009

- 94 • Rt. 28/128 Intersection – Right-of-way Acquisition – 28 Points, Priority 2, Funding
- 95 (DOT) in FY 2012
- 96 • Master Plan Update – No scoring – Capital Reserve
- 97 • Auburn Road Recreation Facility – 10 Points, Priority 4
- 98 • Central Fire Station Renovations – 19 Points, Priority 3, Funding in FY 2012
- 99 • North/West Fire Station – 23 Points, Priority 2, Funding in FY 2008
- 100 • Police Communications Room Upgrade – 21 Points, Priority 2, Funding in FY 2010
- 101 • New SAU Office – 28 Points, Priority 2, Funding in FY 2010 (A&E) and FY 2011
- 102 (Construction)
- 103 • South School Renovations – 29 Points, Priority 2, Funding in FY 2009
- 104 • Auditorium – 19 Points, Priority 3, Funding in FY 2012 (A&E) and FY 2013
- 105 (Construction)
- 106 • Plaza 28 Sewer Pump Station Replacement – 14 Points, Priority 4
- 107 • Mammoth Road (North) Sewer Extension – 12 Points, Priority 4
- 108 • Replace Finance Software Package – 7 Points, Priority 3, Funding in FY 2011

109
 110 **OTHER BUSINESS** – Exit 4A was discussed. T. Thompson stated it will be noted as
 111 previously appropriated Exit 4A Project. The bond was approved by prior Town Meetings, it is
 112 an approved project and not included in the CIP, however projects debt services have not
 113 impacted the community. In order to provide a complete estimation of the impact, 4A has been
 114 indicated in the financing plan and net tax impact analysis spreadsheet of this CIP. Currently
 115 \$4.4M in unauthorized debt authorization. Town Manager’s estimation at this point is that these
 116 bonds will be sold as a 20 year note in FY09, with principal and interest beginning in FY10. It is
 117 not a project in the CIP. S. Hickey stated it will be in the total of the principal and interest on the
 118 debt portion but not in the summary of capital projects.

119
 120 The rest of the meeting consisted of scoring and prioritization of projects, the results will be in a
 121 spreadsheet prepared by T. Thompson.

122
 123 **NEXT MEETING;** Planning Board Workshop scheduled for 9/13/06 at 7:00 PM

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 125 **ADJOURNMENT;** R. Campo made a motion to adjourn at 9:30 P.M. Second by R.
 126 Brideau. Vote 5-0-0.

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 128
 129 Notes and Tapes by: Margo Lapietro Date: 08/10/06

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 131 Minutes Typed by: Margo Lapietro Date: 08/16/06

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 133 Approved: CIP Committee Date:

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