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3 TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

4
5 CAPITAL IMPROVEMENT PLAN COMMITTEE
6 MINUTES

7
8 REGULAR MEETING – 22 AUGUST 2014 – 8:15 A.M.
9 MARY HERBERT CONFERENCE ROOM
10 233 ATLANTIC AVENUE
11

12 The meeting was called to order by Cynthia Swank at approximately 8:20 a.m. David O’Heir, Rick Stanton, Nancy
13 Monaghan, James Sununu and Dickie Garnett were also present on the Committee. John Hubbard, the Director of Public
14 Works, Brian Page, the Police Chief, Michael Maddocks, the Deputy Police Chief and Paul Apple, the Town Administrator
15 were also present.

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17 Mr. Apple gave a brief update of his discussion with Ann Ambrogi about becoming the community representative on the
18 Committee.

19
20 MOTION: Mr. Stanton moved to nominate Ann Ambrogi for appointment by the Select Board as the community
21 representative to the CIP Committee. Ms. Monaghan seconded the motion. There was no further discussion. All were in
22 favor.

23
24 The Committee took up the minutes of the 15 August 2014 meeting. Ms. Monaghan said that Line 124 didn’t really capture
25 the import of her comment, which was that Chief Cote should find a ladder truck for the same cost as a quint. The paragraph
26 at issue is:

27
28 Ms. Monaghan asked what the real price for the proposed ladder truck purchase in 2017 would be. Chief
29 Cote said that it can be purchased for under \$500,000. She replied that it is important to get a real number
30 and then give it the Chief and tell him this is how much he has to spend.

31
32 The proposed change is as follows:

33
34 Ms. Monaghan asked what the real price for the proposed ladder truck purchase in 2017 would be. She further stated
35 that the overriding issue is cost. Chief Cote’s recommendation is for a ladder truck. Maybe he could find one that is
36 of similar cost to the quint, and that would address the cost issue.

37
38 The consensus of the Committee was to agree to the change.

39
40 Mr. Stanton said that Line 86 should be changed because only Seabrook is getting rid of its quint.

41
42 MOTION. Mr. Stanton moved to approve the minutes of the meeting on 15 August 2014 as amended. Mr. O’Heir seconded
43 the Motion. There was no further discussion. All were in favor.

44
45 The Chair informed the Committee that the Fire Chief could not attend because of previously scheduled oral boards, and that
46 he would follow up at next week’s meeting.

47

48 The Committee then took up the Department of Public Works' proposed projects. Mr. Hubbard began with a discussion of
49 the 1-3 ton roller. He said that half the cost of our own paving projects is labor, and that buying this device would reduce that
50 cost. It can also be used as a shoulder construction machine. We normally pay 75 cents per foot and the roller would save the
51 Town money here as well.

52
53 Mr. Hubbard said he wants to buy a used machined and if it is properly maintained, it will last 30-50 years. He has rented one
54 before, at about \$800 per day, and during the last five years, he has rented a roller five or six times. Sometimes the cost is
55 several thousand dollars over the several days the machine is needed. He also reported that the Town spent \$20,000 for
56 shoulders this year.

57
58 Ms. Monaghan asked if the savings would be \$20,000 if the purchase were made. Mr. Hubbard responded that it wouldn't be
59 a savings dollar for dollar because we have to buy materials.

60
61 Mr. Stanton asked if the return on investment is about 2 years. Mr. Hubbard responded that it is.

62
63 Ms. Monaghan asked if there were additional labor costs in owning the machine, and Mr. Hubbard replied that there were
64 none.

65
66 Mr. Hubbard then discussed the replacement of the F350 utility pick-up truck. He said it is essential to the spring, summer
67 and fall seasonal work. It also serves as a back-up for any plow that may break down. The Town used to have an F-350, but it
68 was traded with the F-550 when we purchased the F-650 several years ago. The larger truck is not as good for road-side
69 maintenance. Mr. Hubbard said the F-350 would be used for maintenance supply runs during projects. The life expectancy is
70 about 25 years given daily use from May through November.

71
72 Mr. Stanton asked if DPW could share a pick-up truck with the Fire Department. Mr. Hubbard replied that we could, but it
73 would be difficult. The Fire Department's truck is used to clear the lot on campus, which has to be open during a snow storm.
74 Mr. Stanton asked if the Town could use contractors to fill in if one of the plows breaks down. Mr. Hubbard replied it is very
75 difficult to find contractors who are willing to fill in on such a scattered basis because they want regular work. The state rate
76 for the work is about \$75 per hour. We are paying the man who does Mill Road on contract about \$65 per hour. Mr. Hubbard
77 said the Town had relied on Jim Jones in the past for replacement vehicles.

78
79 Mr. Apple said that there is land-use enforcement action against Mr. Jones might preclude that relationship in the future. Mr.
80 Stanton suggested that Mr. Hubbard should work to find someone to serve as a back-up, and Mr. Hubbard reiterated that
81 there are not many people out there willing to do that.

82
83 Mr. Stanton asked Mr. Hubbard to add language that explains the trade history on the F350 on his form. Mr. Hubbard agreed.

84
85 Mr. O'Heir asked if the \$50,000 price covers all the necessary fit up costs. Mr. Hubbard replied that it does. The truck is not
86 heavily out-fitted.

87
88 Mr. Hubbard also indicated that this is the last year for the loader payment. The Fleet Management Plan is now fully
89 implemented. Almost everything has been replaced except the backhoe and the department intends to keep that and maintain
90 it for as long as possible.

91
92 The Committee moved on to road reconstruction. Mr. Hubbard said he would substantially revised the 15 year plan at the end
93 of this year as a result of some timing issues over the last several years with other roads. We are presently in Year 5 of the
94 plan.

95

96 This year South Road and Dearborn are scheduled, and Mr. Hubbard would like to add Alden, especially if the campus is
97 constructed. Willow Avenue is now scheduled for FY 15 instead of FY 19 because the road has not held up as well as Mr.
98 Hubbard had anticipated.

99

100 Mr. Hubbard gave estimates for the paving costs of campus areas. It is \$25,000 to repair and re-grade the apron in front of
101 the fire department. The Library parking lot is \$24,500 to pave with asphalt. To replace the sidewalk, it is \$3,000 for concrete
102 and \$1,600 for asphalt.

103

104 Ms. Swank asked about access to the Stone Building. Mr. Hubbard reported on the extension of the Library walkway to the
105 parking lot, but didn't know the cost to do so at present. It is approximately 40 feet and would provide access to handicapped
106 parking.

107

108 Both Mr. Stanton and Ms. Swank suggested that the project be added to the CIP as an action item. Mr. Sununu agreed.

109

110 Mr. Apple and Mr. Hubbard provided a brief update regarding the stone building renovations. The two bids are before the
111 Select Board for decision on 25 August 2014.

112

113 Mr. Hubbard also proposed \$25,000 for the Dearborn Park overlay and a catch basin. The Committee asked Mr. Apple to talk
114 with the Carl MacMorran at Aquarion Water about a possible contribution to the cost. Mr. Hubbard reported that the
115 driveway has already been reconstructed, but it needs a top coat. It is priority 11 of 11.

116

117 Mr. Hubbard identified the replacement of the 6-wheel dump truck as a priority for FY 20. The price is a pure estimate, as it
118 is too far out to be accurate. Mr. Garnett asked what the life expectancy of the vehicle would be. Mr. Hubbard said it is about
119 20 years. He also said that since the completion of the highway shed, life expectancies generally will improve since the
120 vehicles can be stored out of the weather.

121

122 Ms. Swank asked if the Town Hall is completely done. Mr. Hubbard responded that both the north and south sides need to be
123 repainted and resided in places. He said this should be done through building maintenance. There is also damage to the front
124 yard because of heat and sun.

125

126 Mr. Apple provided an update regarding the Town Campus. He described Track 1 as being essentially the plan developed last
127 year. Track 2 is the possibility of acquiring land on Route 1. The Board is awaiting an appraisal of property and will then be
128 in a position to decide if the land near Christine's can be acquired through abatements. There is also the possibility of
129 dividing Map 13 Lot 2 and acquiring it outright. The difficulty is in the acquisition costs on Route 1.

130

131 Mr. O'Heir expressed concern about locating the public safety facility on Route 1 because of traffic. Mr. Sununu voiced the
132 same concern.

133

134 With respect to Track 1, the workshop decision is to present the plan unaltered, but to provide two ballot questions. Ms.
135 Monaghan and Ms. Swank expressed concern about it appearing confusing.

136

137 Mr. Stanton asked for a vote on the quint issue.

138

139 MOTION. Mr. Stanton moved as follows: The Capital Improvement Plan Committee recommends a savings of
140 approximately \$650,000 in capital expenditures for the Fire Department with both a reduction and realignment in the number
141 and type of Fire Department apparatus as follows: not replace the 1984 Ladder truck in 2017 at a cost of \$500,000, and not
142 replace the 1997 Spartan Engine/Pumper in 2019, at a proposed cost of \$500,000; furthermore, we recommend that both
143 vehicles be sold and purchase a used 'quint' aerial device with a budget amount of \$350,000. The 'quint' should have a

144 useful life expectancy of 10 to 15 years, a minimum 75ft ladder and at least a 400 gal. water tank. This recommendation is
145 made acknowledging the preference for a replacement ladder truck by the current Fire Chief and assumes voter approval of a
146 new Safety Complex so that the physical size of the replaced aerial device does not incur additional cost of a low profile
147 truck.

148
149 Mr. Garnett seconded the motion. He indicated that it is a more efficient use of resources and that if it doesn't work, the
150 Town can always go back and purchase a ladder truck and an engine in the future.

151
152 Mr. Garnett indicated that he had to leave for family reasons, but that he wished to vote "yes" to the motion. There was no
153 objection to recording his vote, and he withdrew from the meeting at approximately 10:15 a.m.

154
155 Ms. Monaghan indicated that Chief Cote made compelling arguments regarding water supply and access to narrow
156 driveways. She also said that we should rely on the opinions given by the experts the Town has hired to do the work

157
158 Mr. Stanton said that the proposal does not affect public safety.

159
160 Ms. Monaghan said that MRI did not do an apparatus study. The MRI Study recommended a quint. Mr. Stanton also reported
161 that a cost of doing a full apparatus study was estimated by MRI at \$12,500 and suggested it was probably not affordable.

162
163 Ms. Monaghan said that the fact the quint can only do one thing at a time is a compelling argument advanced by the Chief in
164 his opposition to the vehicle.

165
166 Mr. Sununu indicated his support for the Motion. It acquires capable equipment, mutual aid is available for those functions it
167 wouldn't do and the cost savings are significant.

168
169 Mr. O'Heir said he understands the cost savings, but that Chief Cote has already made this decision in one other town and we
170 should rely on his judgment.

171
172 The Chair indicated her opposition to the Motion. She agrees that it is reach, not height that matters, but that we should rely
173 on Chief Cote's advice. She also agreed with Ms. Monaghan that water supply and access are significant arguments against a
174 quint.

175
176 Mr. Stanton then called the question. Mr. Stanton, Mr. Sununu and Mr. Garnett voted in favor of the motion. The Chair, Mr.
177 O'Heir and Ms. Monaghan voted against the motion. The Chair declared the motion had failed. She agreed to try to draft a
178 report to the Select Board of the CIP Committee's consideration of this issue.

179
180 There being no further business, the Chair adjourned the meeting at approximately 10:25 a.m.

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182
183 Respectfully submitted,

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185
186 Paul L. Apple, Town Administrator

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188 Date prepared: 27 August 2014

189 Date approved: 29 August 2014