

MINUTES
Sanbornton Building Construction Committee (BCC)

Meeting Date and Time: Tuesday, October 20, 2020 at 7:00 PM

Meeting Place: 19 Meetinghouse Hill Rd (Old Town Hall).

Nina Gardner called the meeting to order at 7:00 PM.

Roll Call of Members Present in person at the meeting

Regular Members present: Nina Gardner (Citizen Rep-Chairman), Brendan Morrison (Citizen Rep), Ken Carleton (Employee Rep), Jim Dick (Selectmen's Rep), Steve Cobb (Citizen Rep-Vice Chair) (By telephone) (Note: No motion was made to allow Steve Cobb to participate remotely, so he was not part of any Committee votes for this meeting.)

Regular members absent: Chuck Flanders (Citizen Rep)

Others Present: Various members of the public. SGT Justin Howe, Sanbornton PD.

Design Concept Presentation

Nina Gardner welcomed the members of the public who were present to hear the Committee's presentation on their two design recommendations for the Police Department and Town Office. There was a total of nine residents present.

- a. Nina began the presentation by providing an overview of the Committee's history and charter, and she introduced the members of the Committee. Brendan Morrison covered the safety and security issues with the Police Department and showed some photographs of the current conditions. Andy Sanborn asked about the option to process detainees at the County jail. SGT Howe explained that the County facility only gets used when there is a combative detainee who puts the Sanbornton PD at risk, since our police typically are alone on a shift. It also takes that single patrol officer outside of Town, which means they cannot respond quickly to another call. Jim Dick brought up the new PD's in Tilton and Belmont. Although they are much larger facilities, they were not sized to accommodate Sanbornton's volume of arrests. Additionally, even though there may be space, bringing Sanbornton detainees to another town requires that town PD to provide an escort while our officers are in their facility (it's a liability issue), so it is a drain on their resources and would impact their ability to patrol their town. Andy Sanborn also asked about the ability of a medium caliber rifle or handgun to penetrate the walls of the current facility. SGT Howe said that anything of 9mm or larger would have significant penetration into the current building because it is constructed of just drywall and dimensional lumber.
- b. Ken Carleton presented the summary of issues with the current Town Office space, then Nina summarized the key factors that led to the Committee's recommendations. She said that the Committee felt that the two options presented the best way to meet the Town's needs, address the identified issues with the two current facilities, and keep the cost to a minimum. She emphasized that the designs were meant to serve the Town's needs for 20+ years, so they had some room for minimal growth built in – but they were not designed to provide huge increases above what was required.
- c. Nina began the presentation of the two design options, beginning with Option 1 – the expansion/renovation of the current Town Office building and then Option 3b, the standalone PD building. Brian Gallagher asked about the distance to the fire pond, and

whether there would be a risk of a “100-year storm” causing issues with the expansion. Jim Dick noted that BPS engineers had looked at the location and felt that any potential issues could be mitigated with improved drainage around the building. Andy Sanborn asked if there were plans to put a full basement under any new construction. Nina Gardner said that was not something that had been discussed with the BPS engineers, but it was certainly something to look at. Andy emphasized the value of the additional storage area, and the fact that adding it during construction was very cost effective. Jim Dick noted that there was some concern about the amount of ledge in that area, but it is certainly something to discuss with the BPS engineers. Sam Swartz asked about the additional parking that was proposed for Option 1. Jim Dick explained that it would be in the area to the north of the fire pond, and would run from Currier Rd toward the building. Barbara Whetstone asked if there were any advantages of the standalone building (Option 3b) over Option 1. Nina Gardner said that all of the advantages seemed to be in favor of the renovation/expansion, with the exception that Option 3b could add a few more available parking spaces at the Town Office since the Fire Department employees could park where the police cruisers sit currently. Barbara expressed some concern over the parking situation at the Town Office in general. Jim Dick explained that the only option that really solves the parking issue for Town Office is to build a standalone office building in the field behind Old Town Hall, but that option is much more expensive than what is being recommended. Brian Gallagher asked what would happen to the land behind Old Town Hall if Option 1 were proposed and approved. Jim Dick said that the future use of that land is something that would have to be decided at Town Meeting, but options such as using it as recreation and green space, with an area for outdoor performances, are all things to consider. He did note that if Option 3b was selected, the purpose for the land would have to be amended at Town Meeting because it was purchased specifically for a new Town Office complex, not a Police Department.

- d. Jim Dick discussed the financing of the project and the estimates for total cost and tax rate impact, based on information received from the New Hampshire Municipal Bond Bank. Brian Gallagher asked about the interest rates being used, because he thought they seemed a little high. Jim explained that the current rates are much lower but that NHMBB uses the higher rates as a hedge against future changes. If a bond was approved in March, the Town could get rates as low as 0.87% on a 10-yr bond or 1.67% on a 20-yr bond (versus the 2.25%/3.0% NHMBB used in their estimates). That could reduce the tax impact to as low as \$0.05 per \$1,000 of assessed value on a 20-yr bond for Option 1. Justin Barriault asked about the impact of expiring bonds on the cost. Jim explained that the estimated tax impact assumed that the current highway garage bond payment (\$130,000) was carried forward as part of the payment for the project. That cost is already included in the current tax rate, and equals \$0.24 per \$1,000. So the total “cost” includes that additional \$0.24, but it is already in the tax rate so the numbers presented represent an additional increase of that amount.
- e. Nina Gardner thanked the participants for attending. Jim Dick noted that there was a feedback form and a handout for participants that summarized the two options and costs.
- f. Committee agreed the next meeting will be October 22, 2020 at 7:00pm. It will be an in-person meeting at the Old Town Hall. 19 Meetinghouse Hill Rd.

A **motion** was made to adjourn the meeting by Ken Carleton and seconded by Brendan Morrison. There was no discussion and the motion **passed** unanimously.

Meeting adjourned at 8:43 PM.