

MINUTES
Sanbornton Building Construction Committee (BCC)

Meeting Date and Time: Thursday, October 22, 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), Steve Cobb (Citizen Rep-Vice Chair), Brendan Morrison (Citizen Rep), Ken Carleton (Employee Rep), Jim Dick (Selectmen's Rep)

Regular members absent: Chuck Flanders (Citizen Rep)

Others Present: Various members of the public. Chief Steve Hankard, 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. Chief Hankard amplified on some of Brendan's points, and stated that he felt both designs did a good job of addressing the issues with the current PD facility, but that overall he preferred Option 1 because it offered more in the way of shared space and had the advantage of keeping the PD on the same campus as the Fire Department.
- 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.
- 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. He explained that the current rates are much lower but that NHMBB uses the higher rates in estimates 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.
- e. Nina Gardner asked the attendees for any feedback. Tom Lynch said he thought that the Committee did a good job of laying out the needs, and that the plans presented seemed reasonable. Scott Taylor said he agreed with the issues that had been identified, and that Option 3b didn't seem viable. He expressed concern about water issues – the current Town

Office has water intrusion problems from poor drainage, and he feels that expanding the building in the direction of the pond will just create more. Nina Gardner said that the concerns were understood and that the BPS engineers had walked the site – but that the Committee would make sure they performed another assessment to make sure the plan wasn't going to encounter unexpected problems.

- f. Scott Taylor also said he didn't think the plans provided enough to accommodate the Town's future growth. He doesn't believe the spaces presented will be adequate for 10 years, let alone 20. He feels like the plans address the current needs, but don't do enough to plan for the future – and they don't address the parking issue at Town Office. He felt a plan closer to the 2019 proposal – especially with interest rates so low – would be a better option. Various Committee members explained the thought process behind the size recommendations. Jim Dick noted that while the Town has experienced some moderate growth, the current trend doesn't look like it would require a large increase in Town Office staff, and that there was adequate room in the design to accommodate a few additional employees if they were required. Steve Cobb pointed out that 83% of the respondents on the survey the Committee sent out in December 2019 wanted any future project to be under \$2 million, and that the options for a standalone Town Office (to provide additional space and solve the parking issue) would come in with a \$3.5 million base price and over \$4.5 million in total cost for a 20-yr bond – which the Committee didn't believe would be acceptable to voters at Town Meeting. Scott acknowledged the concern about voter reaction, but he still feels like the current plan doesn't leave enough room for the future.
- g. 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.

Review of Minutes

A **motion** was made by Brendan Morrison and seconded by Steve Cobb to approve the minutes from October 15 with any changes. There was no discussion and the motion **passed** unanimously.

A **motion** was made by Ken Carleton and seconded by Brendan Morrison to approve the minutes from October 20 with any changes. Jim Dick noted a correction to the day of the meeting. Motion **passed** unanimously, with Steve Cobb abstaining.

Committee agreed the next meeting will be October 26, 2020 at 7:00pm. It will be a virtual meeting on Zoom.

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

Meeting adjourned at 8:59 PM.