

Town of Groton
Select Board Work Session/
Building Committee Meeting Minutes
August 16, 2022

In attendance: John Rescigno, Tony Albert, Ron Madan, Robert Ellis, Casey Kuplin, Heath Matthews, Jeremy Haney, Slim Spafford, Jim Joyce and Sara Smith (Administrative Assistant - AA)

John called the meeting to order at 7:30pm.

Tony explained that they wanted to have this meeting to establish a new building committee for the potential Town Garage. This meeting is to share ideas and figure out what the next steps are. We have the \$250,000.00 grant that will be taken away if we don't do something with it this year. They have given us until March Town meeting to do something.

There was a handout of the plans from Builder Direct for a building that was an estimate of \$171,300.00. Tony explained this plan was from the same company that built Casey's garage. The is the steel structure with doors and insulation and steel inside and out. The plans show R21 insulation in the walls, R38 in the ceiling, one 12x14 overhead door and three 16x14 overhead doors. This does not include foundation, septic, well, electrical, etc. Casey said the estimate was from the beginning of the year so the prices could have changed. Sara explained the plans state they are good thru 2/26/22. Bubba explained that we will need harder numbers for the building along with all of the other items to present for the grant and to the Town. Sara explained the \$250,000 grant was based on a million-dollar building so we would have to have the hard numbers to present to USDA to see how much grant money they would give. We do not know how much it would change such as if it is half the cost does that mean we would get half the grant money. That is what would need to be figured out. Jim Joyce asked if we need a certain number of bids. Sara explained that three or more bids are preferred but where we live that isn't always possible and they understand that. We have to do our job by putting it out for bid and doing those steps but we cannot control who actually comes out to bid.

Casey went and looked at the property with Bubba. He agrees to putting it closer to the road and leave room for turning around and leaving room for salt/sand shed. The doors will face away from the road. This means it would be moved from the original plans we got before.

Tony asked if that company provides more extensive plans. Casey said the Town could call them to see. Tony said again that we will have to talk to USDA about the grant because the \$250,000 was based in a million. We also have the \$31,000 in ARPA funds and then the money in the Capital Reserve Funds. He wouldn't want to pass up a cheaper building just because of the grant money so this is something we would have to look into.

Casey said we need to know the plumbing plans, office plans, etc. Bubba said we would like to put a lien to off one side for mower and other equipment as well. Heath asked if we would do the Salt and sand sheds at the same time as well and if from this company or someone else. Bubba said they were between \$30,000-\$50,000 but we could check into this company for the costs and see if it would be cheaper.

Casey said next step would be to work with a site planner like the Barnards or someone to show what we are looking to do. They do the site plan, figure out where the well and septic is going, and then they give the engineered plan that shows where the drainage is. He said Bruce does them for \$1,900-\$2,100. That does the state portion and a stamp approved copy of disposal area. He really feels that would be the next step and

then the Town would know where the building is being set, the grade, etc. Then the site work could be looked at after that.

Casey said the company for the building like to lock in 30 days. Tony said he thought we could take money out of the Capital Reserve Fund. Bubba explained that this would have to go out to bid with the federal grant. Sara explained the procurement policy also states this as well so we would post it out for bids. Casey said before bid would be the engineered plan and Barnard would give the septic designs. Whoever is bidding would want this information so once we get this we could move forward.

Sara said if Barnard's cost is that low, around \$2,000.00 then we do not need to bid out his work, just anything over \$10,000. The Select Board agreed we should hire Barnard to start this process and this doesn't have to go out to bid due to the costs. The site plan with the septic is good for two years. **John motioned to move forward with Barnards for the site plan and septic, Tony 2nd so voted.**

The Committee stated that someone would want to meet with Barnard to go over what we want. Bubba showed the previous plans and that it would be taking the building turning it around and placing it in a different spot. Heath mentioned we could go lay it out, put stakes up and then we can see if that actually works. Tony agreed this should be done before so we don't take up too much of the Barnards time. They then agreed that the next Building Committee meeting should be at the site and the committee members will put up the stakes to show where we would like things to be so that when they come out for the site plan it will be clearer. Sara will wait reach out to Barnard to set this up until this is complete.

Bubba said it is wet near the pound so if we can drain the water into a pond for a fire pond that would look better with the state and feds. The plan was to crush the rocks there to use but the Town voted down raising and appropriating funds for this at the Town Meeting. This would have cleaned up the site to give us a better idea of where things could go. Tony said that maybe the Town could look into using the ARPA funds for this.

Jeremy Haney said concrete would be about \$45,000 depending on what they need. This could be more if you use more concrete. Casey said he would also call Morton, Reiss, and this company Builder Direct again for estimates of the building.

Tony said this is the first night and a good start. He said it won't be long until March is here so we should get the plans done before snow falls and we would need numbers for March. The guy from USDA said he would come to these meetings and meetings with the Town before Town Meeting but we want to have a few more of these meetings first to get numbers and ideas together.

Casey feels this building is doable for around \$500,000. Tony asked what Casey has spent on electrical. He isn't done yet but feels he will be around \$22,000 when it is done. Bubba said when Casey's building is complete ours would cost around the same since it is similar. The main difference is that he has the apartment but we would need the office and the septic should be the same. The Town would eventually look into paving the lot but not to start. They would look at the cost later.

Bubba said again that we need to consider what Sara said about the \$250,000 grant being based on million so we would have to present it to the USDA again once we have more information. Jeremy said if we get the building down to \$500,000 and not get the grant it would still be worth it. Tony agreed that he doesn't want to build a million-dollar building just for the grant. Bubba explained that is not what we are saying, we are just letting everyone know that we shouldn't count on the \$250,000.00 as that could change.

Bubba explained we will not get any more grant money for equipment until the building is moved. The Town lost the grant money for the backhoe this year due to it. They cannot rightfully continue to give money to equipment that is being store in an area that is at risk to flood and ruin the equipment.

Heath asked once the new building is complete, what is the plan for the old building. Tony said they would eventually tear it down. Sara said there are a lot of grants for demolition projects currently so hopefully there would be at that time as well.

The following are the next few steps:

- The next Building Committee Meeting is Tuesday, August 23rd at 6:00pm at the site across from the Transfer Station to set up the stakes and get an idea of where we want things to be.
- After the site is staked, Sara will contact the Barnards to set up the site plan with septic design, etc.
- Once the site plan is complete, we would post the pre-bid. Bubba explained we would have to be clear it is a pre-bid because this is the information we need for the grant and town meeting but we would have to send it out for actual bid after town meeting.

This was a good start and the committee will meet again next Tuesday, August 23, 2022 at 6:00pm. Bubba will get the stakes. Sara will post the meeting.

Having no other business to conduct, John motioned to adjourn at 8:05pm, Tony 2nd, so voted.

Respectfully submitted,

Sara Smith
Administrative Assistant