

Town of Groton  
Select Board Work Session/  
Building Committee Meeting Minutes  
December 6, 2022

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

**Absent: Ron Madan**

**John called the meeting to order at 7:20pm.**

The Select Board and the building committee met to discuss the next steps for the building committee.

Tony asked for an update for the costs of the building. Casey said the bottom line to get the project done is \$725,000 to \$745,000 with both the salt and sand sheds. John asked if that is move in ready. Casey said it includes everything. This is with a built salt and sand shed not a canvas one. John asked if these are 2023 prices and they are.

Jeremy thinks to start we shouldn't do the sand shed and only do the salt shed. It is more important that the salt gets covered and we can do the sand shed later. That way it will bring the overall costs that we are presenting to the Town down. Bubba said that there are laws coming regarding covering the sand. Jeremy said we can deal with that when it happens.

Jeremy asked what the grant amount would be for this. Sara stated that the grant information we have is based on the million-dollar building so it was \$250,000 but this could change when the cost changes. Sara said she will contact Eric Law at USDA to let him know we are working on another proposal, see what he needs from us regarding that and see how the lower price would affect the grant. Sara said we will also need to set up a public hearing for him to come out to the Town out to explain if we do not do something this year, we will lose the building grant. Bubba added that it will be other USDA grants that we would lose too. We had been getting about \$50,000.00 towards our equipment purchases from USDA but they will not do this going forward. Sara added in they do not want to put their money into equipment that is in a flood zone. Tony added that we have already started to see this happening, we didn't get the grant for the backhoe for this reason. Sara mentioned Eric will come do a public hearing but we need the total costs, site plan, etc. to see how much the grant will be. She will reach out to him tomorrow and once she hears back from him; she will let Casey know exactly what she needs.

Casey showed the Select Board the site plans and went over the proposed sizes of all buildings. Casey asked if power should be underground or not and the Select Board agreed it should be underground.

John and Tony agreed we should do the proposal without the sand shed to get the price lower. They asked Casey what the cost would be without the sand shed. He said it would be about \$419,000 without both sheds. It was agreed by everyone that the salt shed is definitely needed right away, the salt needs to be covered. They agreed that we can wait on the sand shed and put money aside for the next few years after the building is done to plan for this. Tony said we need to get the building and equipment out of where we are so we want to propose a number that the Town will vote in favor of. John said if we don't spend all of the money, we could look at apply the extra towards it if we are allowed. Sara said we would have to talk to DRA about how we would word the warrant article that if there is leftover money that it goes back into the Public Works Fund, if this is even possible.

Casey the caveat is that the salt shed and sand shed are co joined so we would save about \$4,000.00 because of that. Casey said he would cojoin them if it was him. Bubba said if we don't do the sand shed now then we need to keep that in mind for the future when we build the salt shed.

Tony asked price for building with the salt shed only and no sand shed. Casey said it would be about \$625,000.00. The Select Board agreed that when Sara contacts USDA she presents it for the building with salt shed and no sand shed.

Tony said we have to raise and appropriate the funds. He asked Sara how much money is in the Public Works Capital Reserve Fund now. She didn't have the information with her but stated she thinks it is around \$160,000.00 because we had about \$60,000.00 in there and then the warrant article to put the \$100,000.00 into the building passed in March of this year.

Bubba asked Casey, in his professional opinion, if the rocks/material that he had brought to the site was a waste. He said it didn't cost the Town anything to move it but wanted to know if Casey thinks it was a waste or if they will be able to use it at the site. Casey said he doesn't feel it was a waste and that they can definitely crush it and use it at the site.

Jim asked if it would be worth sending out a mailer before town meeting with all the facts. Sara said that there is a company that can also mail these for us like they did the post cards in the past. The Select Board think this would be beneficial. There was a letter sent out last time the building was presented at Town meeting that a resident put together that didn't have all correct information on it so it would be a good idea to send one out with the facts, costs, etc.

Heath asked what will be done with the current building once the new one is built. The Select Board said it will be torn down. Sara said that when they were looking at grants for the building, they came across grants to help with tearing old buildings down so we would try to get a grant for that.

Sara asked Casey if his company and the Barnards can submit invoices soon for the work that has been done so far. He said that the Barnards may wait until the submit it to the State so they can include those costs as well. It was voted to come out of the ARPA funds and they like to keep track of which years the work was done and when the money was used. It is not a part of the 2022 budget so it isn't a big deal if it has to wait until after the new year.

Tony and John thanked Casey, Heath and Jeremy for all of the work they have put into this project so far and they think we are headed in the right direction.

**Having no other business to conduct, John motioned to adjourn at 7:52pm, Tony 2nd, so voted.**

Respectfully submitted,

Sara Smith  
Administrative Assistant