

Town of Groton
Select Board Work Session Minutes
April 17, 2018

In attendance: Christina Goodwin, John Rescigno, Kyle Andrews and Sara Smith (Administrative Assistant - AA)

Christina called the meeting to order at 5:04pm.

Meeting with Turnstone

Christina explained that the Select Board wanted to meet with them to discuss where we are at this point. We talked about it at Town meeting and the proposed cost didn't go over well with the townspeople. Also the Select Board had some questions for Turnstone.

John asked why the building was turned when the plans changed. Tony said that horizons asked Bubba for biggest truck that comes in and the track to get the truck to come in the building had to shift. John thought that by cutting the Police Department out it would make it smaller so the building didn't have to shift and would save on site work. The only contractor Turnstone was about to get to come out in the timeframe we needed before Town Meeting was Ambrose. When they did this they did state that they may be high but had to look at it really quickly. It did take out the retaining walls, some asphalt, etc. We thought this would have come down more but it only came down to 1.9 million from 2.3 million. Stacy said the first one is a budget but for the second the sub-contractors didn't have time to really look at it so they end up going up in cost.

Stacy said as far as the increase for 2019 she told them to put a 20% increase for 2019 which is a random amount that they chose but they are seeing these increases when people wait. Tony explained that steel went up 50% and they cannot predict the future. Material is going up but so is the labor because everyone is so busy. Tony said that they are dealing with increases all over.

Stacy asked if we have an idea with a price that the town's people would be comfortable with. Kyle explained that they were upset with a \$500,000.00 increase if not done in a year. Also they didn't think the sand needed to be covered like the salt had. Tony said they wanted to include the increase because it potentially could happen so they didn't want to blindside the town with this. They used 20% but it could be 15% or even 30% but no subcontractor will lock in without a plan and contract so there is always a potential for increase. Stacy said since we are not bonding it this year they assumed it wouldn't be done until at least 2019. Kyle mentioned that the Town is thinking we would have to bond it. Stacy said she didn't have the time to really look at it to get it to a smaller design. Kyle said that is why we didn't put it on a warrant this year because we felt rushed. It was explained that even the amount we had submitted to put into the Capital Reserve Fund was cut down.

John said we think we know what we could present to the Town for a budget; a hard sell to the Town would be around 1 million but no more. Realistically they are probably looking at \$500,000.00 for the entire building. We need to go back to the Town with something that is closer to what they are thinking but being realistic to what it will cost to follow all the codes, regulations, etc. In all fairness to Turnstone the Select Board thought Turnstone needed to know this so we can work on getting a plan that will get the vote from the Town. We need to keep it to the bare essentials; it needs to be functional but doesn't need to be the Taj Mahal.

Tony said they just did the Weare DPW building for 1.3 million so they are comparing that to Groton. Based on square footages they are pretty close to the building itself but the two big factors are the salt shed and the site

work that Weare didn't need and Groton does. The salt shed was over \$200,000.00 without looking at the foundation. Kyle said that we need to do our legwork and ask local people about the site work.

Stacy said we can look at it with wood frame to see if this is cheaper. Tony said that if it is just the salt now we can look at making it part of the building. We want to make sure it is durable. As far as bays go, we need to have enough for 4 vehicles. We can try to do two where we can back into it instead of drive thru or 4 bays side by side. We are looking at whatever is going to cut down the cost.

Tony said that he can talk to Horizons. They tried to take the septic down but there are guidelines they have to follow. The minimum you have to have is a 1500 gallon tank for septic in the State of NH. Once we shift the building the septic shifts as well. However, now that we are not doing asphalt we have more options. Horizons can move this to the model to see what happens.

Stacy and Tony said that there is still some money that we haven't spent yet so we could move forward. Stacy said we can pick it back up in the summer with the design team to get a price lower to where we want it. That way we could put it to bid in November. The Select Board explained the sooner the better as we would like to have a public hearing before the Town Meeting or even see if this is the route we should go before any meetings. Stacy said we can go back to Latulippe and Ambrose now to see about pricing.

Tony provided the Town with a flash drive and a CD which has all of the plans up to this point. There are different files which include a rendering, the original design and revised design.

Stacy asked about the floor plan and what is more a want instead of a need. We can relook at Animal Control and if we even need the space for this. We can do a cubicle instead of an office and maybe combine with the breakroom. We can do one bathroom and make it unisex. The shower may be required by code but if not we can get rid of it.

Turnstone will go back out to the sub-contractors. Stacy explained that April, May and June are tough to meet for the sub-contractors as they are busy. They will talk to Horizons and the sub-contractors and see what everyone's thoughts are.

The next meeting will be Tuesday, July 17th at 5:00pm with Turnstone and the Building Committee. Sara will not be there so Christina will take minutes.

Christina motioned to go into non-public session pursuant to RSA 91-A:3 II (a), (c) and (d) at 6:15pm, Kyle 2nd, so voted.

Christina motioned to return to public session at 6:30pm, Kyle 2nd, so voted.

Christina motioned to seal the non-public minutes, Kyle 2nd, so voted.

Reminder

Christina suggested that we put a reminder on website that Spring has arrived and for the residents to clean up their properties as the Town will be driving around. Christina has some verbiage that she will send Sara to put online.

Memo from Sara

Sara submitted a Memo to attend a Human Resources training which means the office would be closed the following day:

- Thursday, May 3rd

Christina motioned to approve the training for Thursday, May 3rd, John 2nd, so voted.

Meetings

Christina has another meeting she has to attend on May 1st so she will not be at the meeting. John also cannot attend. The Select Board decided to meet on May 8th instead. They will have a regular work session at 5:00pm and meet with the building committee at 6:00pm. Then on May 15th they will meet with EJ at 6:00pm.

Meeting with Rumney Select Board

Sara had reached out to the Rumney Select Board to see if they would meet with our Select Board to discuss the Fire/EMT concerns. They wanted to know if May 7th at 7:30pm would work. This does work. Sara will contact Roger to let him know and will let Rumney know we will be there.

Perambulation- Miles

Miles completed the Dorchester and Orange perambulations and submitted the Perambulations for review by the Select Board. He also requested to be on the next meeting agenda to talk about this but he was not able to attend the meeting tonight so I told him I would put him on the next meeting which is now May 8th. Sara will let Miles know of the date change. Sara asked that the Select Board make time to review the perambulations before this meeting in case they have questions for Miles.

Town House Rental April 21st

Laurie Pilcher is renting the Town House April 21st for a baby shower from 1:00pm to 4:00pm. She will want to get in prior to this and have to pick up after. Sara will be out of Town so she cannot. Sara will ask Elizabeth and if Elizabeth cannot do this Kyle can. Also Sara will call Laurie to confirm times.

Town Pound

Christina asked if the Select Board is okay with seeing if the Groton Historical Society wants to take over the clean-up project of the Town Pound and if they want to develop a plan for the pound and present it to the Town. Sara will reach out to them.

Having no other business to conduct, Kyle motioned to adjourn at 7:00pm, Christina 2nd, so voted.

Respectfully submitted,

Sara Smith
Administrative Assistant