

Town of Groton
Select Board Work Session Minutes
July 24, 2018

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

John called the meeting to order at 5:00pm.

Building Committee Meeting

In attendance: John Rescigno, Kyle Andrews, Tony Dacosta, Stacy Clark, and David Hutchinson from Turnstone, Robert Ellis, Miles Sinclair and Sara Smith (AA)

Tony presented some new plans to the Town which had the changes we requested at the last meeting such as eliminating the tools/work area and use a storage area in garage for this, eliminating the entire animal control area and change to a small area with a crate in the garage, eliminating the stairs and mezzanine, for the salt and sand shed to only have it be a salt shed, remove asphalt from the project, check the septic size and see if shower is required by code which is it.

With these new plans they provided a new budget. The new budget also has a 25% increase if it is not done until 2019. The last conceptual budget that was done in January 2018 was \$1,921,863.00 if done in 2018 or \$2,402,339.00 if done in 2019. The new one with the changes which was done in July 2018 is \$1,409,450.00 if done in 2018 or \$1,761,812.00 if done in 2019.

Turnstone outlined the differences which are as follows:

- The Site work decreased by \$170,979.00 which was due to the site size reduced, no paving and no sand shed
- The Concrete decreased by \$94,600.00 due to reducing the size of the salt/sand shed
- The Metals decreased by \$39,154.00 due to the building size changing and eliminating the Stairs and mezzanine. The building size reduced from 115 to 95.
- Carpentry and General Labor decreased by \$40,363.00 due to the changes to the salt/sand shed and animal control
- Thermal & moisture protection decreased by \$64,841.00 due to foundation dam proofing the siding for the salt/sand shed
- Doors and windows decreased by \$9,540.00 due to the changes to the holding cell and animal control
- Finishes decreased by \$11,254.00 due to epoxy floors and drywall
- Specialties decreased by \$4,707.00 due to removing the locker room
- Mechanical decreased by \$13,746.00 due to removing the animal control area and a smaller HVAC system since it is a small space
- Electrical decreased by \$6,457.00 due the size of the building changing

- Allowances stayed the same. Kyle asked what is covered under allowances and it was explained that this is the generator and the well. The generator is \$45,000. Kyle thought this was too expensive and it was discussed that we may be able to look at the generator and get a smaller one to cover what we would need.

A few other areas that were discussed are as follows:

- They currently have insulated panels so there would be some room on just metal but this isn't as efficient. The insulated panels are like a sandwich with the insulation built right in. Less room for mice, water, etc. to get inside.
- John asked about heat. It is propane and it is radiant heating. This is where some savings came be found as well if we decided to change this.
- The salt shed is 24x13 which is what we currently have. Bubba thinks this needs to be a little bit bigger.

Stacy explained that right now we should decide if we want to go with full engineering and then work out the rest of the details. At this point we would probably want to wait for the vote so we aren't spending any additional money.

Miles asked Turnstone that when they bid it out if there is anything to protect the tax payers to make sure that it doesn't exceed certain amounts. Tony and Stacy explained that as they mentioned they proposed an increase of 25% but it could be 35% but could also be 15%. If the Town votes to move forward with a certain amount then they will stay in the price but may have to adjust things. If something unforeseen happens and is more money than we would have to cut other areas to stay in the price. They are also willing to provide a fixed fee for Turnstone so we aren't afraid of them increasing their fee.

Miles brought up that they presented a price with the changes of \$1.4 million if it is done in 2018. He asked if this would be possible and how soon would they be able to do this. Miles explained he is asking this because the Town has an option for a special town meeting and in Miles opinion the \$1.7 will be a lot harder to pass so he was wondering if it makes sense to go with a special town meeting and try to go forward with the \$1.4 million. What would Turnstone need to do for this and how much time would they need. The Town would have to petition a court to have a special town meeting. The town would first have to reach out to the Towns attorney and let them know what we are thinking and go from there. Turnstone could reach out to the subcontractors and there is some money left to cover these costs but this could take at least a month. Stacy will reach out to architectural and civil and subs to ask for cost to final design.

Miles asked with their past experience and costs coming in lower, what are the changes we could come in lower and get money back. Stacy explained that all money that is voted on that isn't spent would go back to the Town. If contingency isn't spent that also goes back 100% to the Town. Stacy gave examples of other jobs they have done that have come in lower but it is hard to guarantee anything.

Turnstone explained they would look into things on their end and get back to the Town. The Select Board and the Building Committee thanked Turnstone for attending. The building committee stayed and had a discussion themselves.

Kyle asked if we could look into Morton building. There is one being built in Bristol/Bridgewater and it is pretty cheap. John explained the only problem with that is that we do not know if they are up to code and we wouldn't want to have issues with this. We can look into this and see how the codes are handled with these buildings.

John mentioned the reality is that we are probably going to have to bond this money. Miles and John discussed past town projects and where they agree and disagree about the way these were handled. Miles explained that there is a certain amount of money that Towns are allowed to bond so we should look at the amount before we do anything.

It was agreed that our first step is for Sara to look into how much the Town can bond. Then she will send the attorney an email explaining what we are thinking about doing with the special town meeting and getting her advice on that. Then we can move forward from there.

Email from EJ- Glock 31

EJ sent the Select Board an email regarding purchasing an old Glock 31 (.357 sigs) from the Town at fair market value. Sara printed out some costs she found online. The Select Board agreed to see if he is willing to pay \$350.00. Sara will do a bill of sale as well.

Fireworks

Sara will get clarification on what "trained" employee means and if it is in fireworks she will see if there are any training classes.

Police Discussion- call from Sheriff Dutile

Sheriff Dutile called Sara and told her that they are available to assist the Town in any way that we need after EJ leaves, whether that be background checks, short term assistance, long term assistance, contract service, etc. Sara told him that she greatly appreciates it and will pass the information along to the Select Board. The Select Board agreed that it is great to know this and asked Sara to reach back out to see what the costs would be.

Sara reminders

Sara reminded the Select Board that she is off Monday so will be doing payroll Tuesday next week.

Solid Waste Proposals

The Select Board doesn't feel comfortable doing a full contract on recyclables with the rising costs. They would rather explain the costs to the Town and let them decide if they still want to recycle or not at Town Meeting. Sara will call Casella and Waste Management and see if we can do a contract just until March so we can vote on recyclables.

John motioned to go into non-public session pursuant to RSA 91-A:3 II (c) at 6:45pm, Kyle 2nd, so voted.

John motioned to return to public session at 6:55pm, Kyle 2nd, so voted.

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

Having no other business to conduct, Kyle motioned to adjourn at 6:56pm, John 2nd, so voted.

Respectfully submitted,

Sara Smith
Administrative Assistant