

TOWN OF GROTON
SELECT BOARD MEETING
September 25, 2018

In Attendance: John Rescigno, Kyle Andrews and Sara Smith (Administrative Assistant)

Audience Members Present

John called the meeting to order at 7:00pm.

PUBLIC BOND HEARING ON PROPOSED BOND FOR NEW DEPARTMENT OF PUBLIC WORKS BUILDING:
John opened the public hearing at 7:00pm, Kyle 2nd, so voted.

John explained that the purpose of this hearing is to discuss the proposal to raise, appropriate and issue bonds or notes in the amount of \$1.4 million for the design and construction of the new Department of Public Works building.

The Town needs a new Public Works building as the one that we have has been involved in a few floods and has extensive damage. The Town has known this for years, which is why we created a Public Works Capital Reserve Fund. We also need to move the location out of the flood area so the new building will be built at the land the Town owns across from the Transfer Station. The current building has too much past damage to move that so we would need to build a new building at the new site, out of the flood concern. Not only does the building continue to get damaged but we have also lost equipment which has led to us moving the equipment every time there is a storm warning to a safe location. We have been working with Turnstone Corporation for over a year now to come up with ideas and a building design. We have cut back on the idea to save the Town money. We originally had the Police Department going there as well and had a much larger building but scaled back. Turnstone has informed us that there are many codes and regulations that we are required to follow when building a new Public Works building which it is more expensive. Turnstone can speak to some of these codes and regulations which we will allow for during the question/comment section.

The reason we are seeking to bond it now is because the quotes that we received were for \$1.4 million if we lock in for 2018. It would go up to \$1.7 million or more if we wait until the March 2019 meeting to vote on this. The Town does not have this type of money available to make a one lump sum payment of \$1.4 million so a bond would be the best option for the Town to make this payment.

We have looked into the options and have options for 10yr, 20yr and 30yr here which we will go over later on in the meeting.

The vote on October 23rd will be a ballot vote and because the bond is over \$100,000 the polls need to remain open for at least an hour. Warrant Article will read as follows:

ARTICLE : To see if the town will vote to raise and appropriate the sum of \$1,400,000.00 to design and construct a new Department of Public Works building and to authorize the issuance of not more than \$1,400,000.00 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon.

Recommendations required (2/3 ballot vote required)

John also wanted to clarify that we are not looking to build a Taj Majal but we are looking at building a new building to fit the Town's needs. There will be four bays to fit the Town's four vehicles and there will also be a salt shed that will be approximately 24x13. John explained that we chose Turnstone because they were the most detailed contract out of all of the proposals we received. It will also allow us to hold someone accountable that is knowledgeable of all building codes and ADA and environmental codes and regulations that we are required to follow. Also, Kyle and John do not hold the knowledge of building a new building and do not have the time which is where Turnstone comes in. John turned the floor over to Turnstone to answer some questions on the code requirements and anything else that they may want to add.

Tony DaCosta, the Vice President of Operations for Turnstone Corporation and Stacy Clark, President of Turnstone Corporation introduced themselves to the audience.

Tony explained that right now they are down to 3400 square feet for the facility which has a concrete foundation, a pre-engineered steel building, insulated which meets all energy codes, all structural steel with metal siding. Tony mentioned they are required to follow not only energy code but also ADA compliance for the handicap such as wheel chair access, etc., and EPA requirements. You are supposed to wash the vehicles inside the building and one of the costs is that you have to collect the water when washing the vehicles so it does not run off out into any areas that can find their way into a wetlands. EPA has strict requirements that state the water has to be collected and then after a certain amount of time gets disposed by a Hazmat company. The building itself would be energy efficient so all requirements for the wall and roof would be met and would be insulated. All lighting would be LED lighting so that is energy efficient. The way the building has been laid out is the bare essentials as to what the Highway Department needs.

Sara spoke up to make sure that everyone grabbed the handouts that were on the table up front which included the building layout, breakdown of costs, etc.

John mentioned that we reached out to the New Hampshire Municipal Bond Bank and they provided us with estimated payment schedules all on the \$1.4 million. For a 10 year bond, after all payments we would actually be paying \$1,679,729.82 with a 3.5% interest rate. The first payment would be \$169,115.38 and the last payment would be \$142,450.00. For a 20 year bond after all payments we would actually be paying \$1,998,341.21 with a 4% interest rate. The first payment would be \$102,639.00 and the last payment would be \$71,400.00. For a 30 year bond after all payments we would actually be paying \$2,368,952.62 with a 4.5% interest rate. The first payment would be \$81,162.63 and the last payment would be \$46,012.50. John mentioned that it is not only the people of today paying it but also the people of the future of the Town since they will be using it too. The most economical would probably be the twenty years due to the interest rate.

John said that he thinks we can all agree that we need a new town garage. The current one has been involved in several floods, with two floods in the last year. Bubba has also had to move equipment numerous times where there were heavy rains which cost the tax payers money. John mentioned another concern is that the insurance company could eventually raise the rates or deny coverage if it continues to happen so frequently. John explained we need to collect more money than we have been each year or do the bond. With the bond we can see the building now and see where the money went. If we just collect the money now we are paying taxes on it but we do not have the new building to see where our money is going.

The following were questions/comments/concerns from the audience.

Lou Lieto asked if we have an example of how these numbers would affect the tax rate. It was explained that we reached out to the DRA to get some assistance on attaining this information but had not heard back from them. In the past when we have looked at it, Christina had explained that we can expect the tax rate to go up

\$1.00 per every \$100,000.00. John explained that we will be having a follow up meeting October 16, 2018 to answer any questions that we do not have the answers to tonight.

Bill Jolly asked if there are any other costs such as underwriting costs, etc. John explained that we know there will be other costs associated with it but we do not have exact numbers. We will reach back out to the New Hampshire Municipal Bond Bank and see if they can answer this for us.

Kevin Maass asked if we have monthly operating costs for the new building such as how much to heat the new building, the electric bill, etc. He is concerned that there would be issues with the new building like there was with the current Town House and there were things that came up as we went along that were not planned such as the elevator, etc. John said this is why we hired Turnstone to oversee it so that there are not things that were missed. However, there is no way to know the exact costs of the heat as heating costs change but we would keep it as low as we could and would not run it at 75 degrees. It will need to have heat so things don't freeze and we understand most heat will be lost when the doors are opened. Tony said that he doesn't know the exact costs but explained that there would be zones for the heating so the shop will be different than the office. Stacy said that they can guarantee it will be less than what it is now since the new building will be energy efficient and the one we currently have is not. We can pull the numbers of the current electric and heat for the next meeting. It was asked if there would be AC and there will not.

Dave Leone asked what the collection tank size would be. Tony thought it was 25,000 gallons. He said the cost is about \$1.25 per gallon to empty it with a hazmat company. After research it was shown that it would be 5,000 gallons not 25,000 gallons.

Dave asked what type of heat the building would have. John explained that we were looking at radiant heat with oil but we are open to other options to keep down costs. Dave asked if it will have a heat exchange system as well because it is his understanding that when buildings like this have radiant heating they have issues with moisture and any water that gets on the floor is evaporated and goes up causing moisture in the air which has led to mold, water problems and other problems so now buildings are having to have a heat exchange system to control it so he wants to know if this has been considered and if it is part of the plan. Tony said that Dave is correct that this happens in the winter time especially with the snow on the vehicles but there will be fans ahead that will keep the moisture down which has been successful for other projects. There is a system for the Carbon Monoxide (CO) which will bring in fresh air which will help circulate but the fans alone have been successful. Dave said the moisture is a huge problem with the radiant heat. Dave Leone said it is a cathedral ceiling so any heat we would save would be pulled up. Tony mentioned that the fans will bring the heat back down.

Dave said there are 7 doors and there will be snow in front of all doors which would have to be shoveled after the guys have already been out plowing. Dave said that he knows we need a new building but the plan that we have right here has a lot of concerns and the plan and the price is outrageous. Tony said the roof has a single slope to the back so it can control where the snow goes and there is no doors on the back of the building.

Sherry Nelson said she doesn't care what the building looks like but cares about its function and it has to function to meet our needs. She said that in the 50s they had a Quonset hut which she thinks would be cheaper now and asked if this was looked into for an option.

Stacy said that when they started the process back in June they looked at all types of buildings such as wood, steel and pre-engineered buildings. Pre-engineered was the most cost effective meeting all of the codes and we have since reduced the size of the building three or four different times. They have moved the building to condense the site work which has cut down on that cost, they looked at sheet run off instead of drainage systems and they have spent a lot of time looking at what the needs are for the building. The \$1.4 is what is

considered a guaranteed maximum price. The engineering and full design has not been done at this time to save money. The proposal was to make sure we can get what we need and within a reasonable quote and do so without spending a lot of funds on engineering until we know how to proceed. We are looking at radiant heat but if it isn't something that works then we can relook at it but for now that but there are certain requirements for CFM and Fresh Air that they have to meet.

John asked everyone to understand we are all tax payers and is a lot of money we understand that and we have been working on this for over a year and scaling down the price. It was tough for the Select Board to have this meeting but it is something that needs to be done and this is the price we have.

Bill Jolly said that under general conditions it has a project manager, an assistant project manager and superintendent for \$300,000.00. Stacy mentioned there is a 100,000 of engineering included in that number. Bill asked if the building is pre-engineered so what more engineering has to be done. Stacy explained that you would have to engineer the mechanical systems, the electrical systems, the structure, etc. A pre-engineered building is the concrete foundation, the structure and the envelope outside.

Bill said that he has a plan from a few weeks ago and asked if there is a scope of detail with price tags associated with it. Turnstone did submit a breakdown of costs. Bill has a copy of it but wanted it broke down more. For example, what he is looking at says the site work is \$160,932.00 but it doesn't explain why. Stacy explained this is a difficult site. She also explained that includes all site work and septic is included with a tank. Bill asked how much it was for the tank. They don't have the exact for this but for the last one they did it was about \$10,000.00 installed.

Bill asked if there was a contract drawn up already. Stacy explained there is not a contract at this point since the money hasn't been approved and there is no definite the work will happen. There was money set aside for the engineering and pre construction services but the contract cannot be signed until after the vote.

Bill asked how much Turnstone typically allows for performance/retainage. Stacy said it is usually 5% retainage.

Lou Lieto asked if the Select Board can provide as soon as before the vote as possible an example of the contract for consideration. Stacy said this would be possible; they use a standard AIA document that they can supply that they use for these types of situations.

Rick Belanger asked if we have heard back if the superior court and if they have approved the meeting. It was explained that we have not heard back yet but we are expected to move forward as if we are approved to meet all deadlines and such. Rick asked if a date has been set for the hearing. It was explained that we do not have this information yet but the attorney will be letting us know when she gets the information.

Rick said the building isn't the best but it is far from the worst but looking to the future is not a bad idea. The building is still standing and if we had to we could put some work into the building. Rick questioned if we need to build a highway building with it looking the way it is now. He said we do not need people working full time and is wondering if we can do the basic stuff and ship it out the rest to have contractors bid on. John explained we have looked into that and are already doing that for some things. John also said that the building that is there cannot stay there and cannot be moved. It is more expensive than we thought. Rick said it could be lifted and isn't as expensive as we think. John said there has been so much damage to the building and still mold, other damage, etc.

Kevin Maas said that radiant heat is not the way. He asked how many yards the slab is. There is no set yards as of yet and it would be 6 inches. John mentioned that again we are not set on radiant heat.

Kevin suggested evaporation bay or pits which will evaporate over time instead of the holding tank. He asked if the tank is needed only because of washing. John said it is also because of snow, ice and salt melting and coming off the vehicle. It is a requirement by the EPA from washing and capturing moisture coming off the vehicles.

Tony Alberts asked if there could be a designated area outside to wash the vehicles instead of washing inside. He worked for the DOT and they had designated areas that were inspected and this could save a lot. Tony said this is not an option and not something that they control. Stacy said that they are not aware in their experience of an outside designated wash area. It is part of the code requirements that they are required to followed.

Dave Leone asked which codes they follow. Tony said that he can send us the EPA codes. Dave said that he understands that they corrected the tank size but he feels they came for an informational meeting and are not getting information. He thinks we hired a company that doesn't know what they are doing and this is a lot of money.

Rick Belanger said that he has done a lot of research since he has heard about this project. He said we don't need the tank as long as there isn't a hole in the floor. Tony again said that he will send us the EPA codes. John said that this has already come up and we will wait for the codes and if we have to do it we will and if we don't we won't.

Rick came up with a new plan after he went over the plan that Turnstone did. He doesn't feel the building was done correctly. He has designed buildings like this. He came up with some numbers. He isn't absolutely sure of the site work but thinks it could be done for site work he thinks would be \$30,000.00. He thinks the concrete would be \$40,000.00. The cement floor would be 6 inches with 4,000lb mix and the office would be 4 inch. A wood building would be cheaper at 16 foot tall with 5 overhead doors with tin on the outside, on the roof, inside and on the ceiling would be \$125,000.00. The insulation would be \$12,000.00 which would be 2inch of spray foam, batting, etc. The overhead doors have the 3inch heavy duty rollers with openers which would be \$4,500.00 per door installed. The sheet rocking for the office would be \$12,000.00. The heating would be radiant floor and would be \$30,000.00. The electrical would be \$25,000.00. The septic would be \$15,000.00. Dave said he just did one in Dorchester for \$9,000.00. The well would be \$20,000.00. Rick said he didn't do trimming out the doors and other stuff etc. He knows he isn't perfect and doesn't have the fancy stuff but this would be cheaper. Bill said the total is roughly \$275,000.00. Rick said we can pick him apart but we are wasting time on this building. Right now we need a salt shed. We have a site let's build a shed and start off there. For a shed that is 30x60 with open face and no electricity and we could do this for about \$60,000.00. This would be a start on the land.

Marilyn Lieto would suggest that the Select Board intervene when people are crude in their presentation.

Bill Jolly said he still wants to know why we need three executives on this job site. Stacy explained that the Project Manager and the Assistant Project Manager only work about 3 hours per week. The Superintendent is there 40 hours per week to make sure the job is done on time.

Bill asked how long this project will take. Stacy explained the original plan was to do the site work and concrete one year and the building in the following year. Total project time would be about 5 months. Bill asked why it costs almost \$300,000.00 for this. Stacy said again there is \$100,000.00 in engineering but these are estimates so if it doesn't get spent it goes back to the Town. Stacy said their integrity is being questioned and they are an honest contractor that does good work and if you call their references you would hear how they saved other towns significant money. Sara confirmed that they called the references and they confirmed they came in under budget. Stacy said they work their butts off to make sure they come in under budget. Bill said that they

don't know the company so there is no trust built. John said that the Town has been working with them for over a year and there has been articles written on them and we trust them.

Ted Yeaton asked how much in back taxes are owed in Groton. Ruth explained about \$151,000.00. Ted wanted to point out that people are already behind in their taxes and having a hard time now which shows they cannot afford this. He thinks it is a lot of money for the small amount of miles we have in this Town. John explained that a lot of the tax increase was from the school so he would suggest that more people attend the school budget hearings as he was the only one there last year.

Gary Easson had a question on electrical and questioned the size of the conduit. Tony said that is the unit cost but each conduit will be adjusted and sized accordingly to fit the project. Stacy explained they were asked to provide a scope of work but it is not exact. Gary would like to see a breakdown because as a licensed electrician he has the lower numbers. Gary asked what brand of fire alarm system would be installed. Those exact details have not been decided on. Gary thinks we need more information before we can vote and thinks Mr. Belanger's plan is a better idea at this time.

Stacy explained again that the project is not fully engineered because of the vote and needing to have the funds. If the Town is this focused on the full engineering and the budget then we can spend another year doing the engineering but we would need to pay for this which entails and vote and the funds to be available to do the work. The \$1.4 million is the estimate.

Mike Ethier pointed out that the numbers we have is just for a general reference number for it not to exceed and then will put it back out to bid to general contractors but we do not have to spend this money. Stacy confirmed that this is correct. It can be lower than this but we needed to vote to get the process going. It would cost the town too much money to do all of the exact engineering and costs ahead of time. Mike said he thinks that is what the people do not understand.

Sara explained that we have told Turnstone from the beginning that we have local contractors we would want to allow to bid on the projects and they said this is allowed. They even used some local contractors for the current quotes they received. For example, M.E. Latulippe supplied a quote on the site work for budgeting purposes.

Bill wanted to confirm that the Special Town Meeting is to vote on raising money that they amount may change. John explained that we are doing it this way instead of spending too much money ahead of time and not going through with the plans.

Pam wondered about the bid process and if this is a one stop bid where you bid on an entire job or if it is broke down. Stacy explained that Turnstone managed the work but they ask sub-contractors to bid on each project not the entire job. They bid out each portion of the work and got for example 3-5 bids on the site work, on the concrete, etc. The superintendent would be on site and would make sure work is getting done on time, etc.

Gary Easson said that he thinks the amount is too much. He thinks the 400amp is too much and a lot of what is being bid on may not be necessary.

Sherry Nelson would like Rick Belanger to give his information to the Select Board for review. John said that Rick should contact the Select Board and submit his plans to the Select Board.

Sherry asked what would be the worst that could happen to Groton if create a building that fits our needs but doesn't fit the EPA codes. John said that we would not be able to occupy the building because it wouldn't meet

the codes when the inspection is done. We have to follow the code. Tony said if we are not up to code we cannot work out of the building. There is an inspection done by the State before you can work out of it.

Lou Lieto said there are a number of people who have expertise and have made suggestions. Lou suggest that when this happens that they should submit their suggestions along with a proposed contract that outlines what they would do and how much it would cost to the Select Board. Lou feels you can't banter about it unless you are willing to put your money on the line. Bill said we don't have solid numbers from anyone including Turnstone.

Bill Jolly asked who determined that the ideal site was across from the Transfer Station. The Select Board purchased this site years ago and decided due to the location that it was a good choice and they weren't aware of the site work that was needed. There was another site that was considered but there was a title issue.

Bill also asked who determined that the building cannot be moved. John said that the building is unstable as is. It was explained that it has been through many floods and has a lot of damage. The roof needs to be replaced, electrical needs work. It is not really structurally stable or quality to be moved. Lou mentioned that several Select Boards over the past ten plus years have decided this.

Kevin Maass wanted to know what the tax rate is now. It is .93 and it was .40 in 2016. The county rate is 3.14. Kevin would like the information as to what it would be with this building and the codes for the next meeting. Kevin pointed out that the Town tax rate more than doubled.

Kevin asked if we have taken quotes from other companies such as Construx. Tony confirmed that Construx did provide a bid to Turnstone. Kevin asked why the Select Board wouldn't just go to Construx and get a quote because they also do site work. John said that this way there is no one else to oversee the project and the Select Board wouldn't know what to look for. John said we could hire someone for each step of the project but there is no one to hold accountable. Stacy explained that Groton put out a request for proposal (RFP) and only three companies came forward and put in bids. The Select Board made a decision based on those proposals.

Would the Town owned property go towards the valuation? We would have to look into how this would affect the Towns valuation.

Peter Smith stated that he feels this is overkill for what we need. He asked why there aren't drive through bays. John explained we had looked at that but we had to turn the building to avoid site work and keep cost down which made a drive through bay not an option. Stacy explained that they tried to locate at the most level spot and go from there. She also explained that there is a radius for the salt shed for the trucks to safely enter, exit and turn on site. Stacy has the plan with the radius and asked that we post this.

Peter asked if we have thought of using the park for the site. It is flat and has a lot of room. Deb Johnson said that she thinks that there were clauses and covenants that went along with that that states it can only be used for recreation usage.

John mentioned that if it was higher up we would be in the middle and have access to more places. Bubba explained that the location is the middle of the Town. After spending the last six years driving the roads and plowing them, there are three different weather areas in Town and this would be more centrally located which would help.

Bill Jolly asked about the cost of materials on dirt work and that it is estimated to bring material in. He asked why wouldn't use material on site that is being blasted. Stacy explained that there is no blasting being done. There were test pits done prior. Stacy said that any contractor that can use material on site they will.

It was asked how many acres this site is. Sara said it is a six acre site.

John explained it was time to wrap up the meeting but will take a few more questions.

Gary said he knows something needs to be done but in the interest in saving the town money, he hopes that all local contractors get a call for a quote.

John said that he hopes everyone understands we don't want the taxes to go up and worked to move items off the original plan and to keep the cost down. We know the \$1.4 million definitely hurts and is a lot of money. The tax rate may go up because of this and we may have to cut other things out but the Select Board will do its best to keep the tax rate as low as they can. It was tough to have this meeting and bring this to the Town and they knew there would be a lot of push back and questions. We know it is a lot of money but we hired a reputable firm that will put up a building that will last, that is built to code, and have someone we can go back to with issues or questions. We are confident that Turnstone will build a building that will best fit the Town and be in the budget we can afford and they will do everything they can to save us money. We will get back to you all to answer the questions we couldn't answer at the October 16, 2018 Select Board meeting.

Peter Smith said that he didn't think there was an option for the Town to suggest what they thought the building should include for its usages. For example, there is an animal control space and it this really needed? Do we currently have animal control storage? Peter said it seems like an awful lot of money for what it is. John explained that we do have some crates and such throughout Town and at the Town Garage currently. Right now our animal control brings the animals to Enfield and then the resident has to go to Enfield to pick up their animal. Stacy said originally there was a larger section for animal control with vents and inside and outside and it was scaled down to this, which is just a dedicated area should an animal need to be housed.

Miles wanted to give a little background, provide some clarity and ask some questions about the process as it moves forward from today. At the Town Meeting this year he had a lot to say about the proposal which was a larger number at the time. He was also willing to get involved and had since attended the building committee meetings which there have been two meetings since Town Meeting that he attended both. At the second one there was concern about the proposed budget of \$1.7 million and opinions expressed that amount was too high of a burden to carry so there were further discussions as to if we could expedite the process through legal means because if we waited it would be 25% cost multiplier just because they do not know the inflation. It was discussed to expedite the process so we could have the 2018 commitment in money of the \$1.4 million which would save over \$300,000.00 which is what led to us being here tonight. The recognition that \$1.7 would be a tough sell, if not impossible, at the higher amount but in theory would be an easier sell, although still tough, give the towns people the opportunity to vote for the lower amount of the \$1.4 million. Miles said that there is no doubt we need a new building and there is not a question of if it will flood again but when it will flood again and it could be multiple times. It is not a perfect situation and they are trying to control costs so we do not spend too much. Miles said we the people need to make a decision.

Miles asked if the superior court has ruled yet. John confirmed they have not.

Miles asked if the petition was filed. Sara explained that the petition was to be filed but there was a step that was left off and needs to be done again in order to petition. The Select Board had to vote to petition the court and this vote had to be posted at the Town House and at the Transfer Station. The attorney email this week and stated it also needed to go in the paper which was her fault because she didn't inform us of this. Therefore, the vote needs to be done again and then posted in the same places it was as well as in the paper. Then she will file the petition. We were informed that this would not hold up our dates and we should still be on schedule to have the meeting on October 23, 2018 since it has already been posted. We also confirmed we could still have the public hearing tonight and this was all okay.

Miles asked if the attorney will let us know when the hearing will be set because he understands that people can attend and challenge the petition. Sara said that the attorney said she would let us know. Miles asked if the Select Board plan to be present to answer questions the attorney may not be able to. John said if it is needed then they will be there. Sara will look into this more.

Miles asked about other meetings dates. John mentioned that there will be a follow up on October 16th during the Select Board meeting to answer questions that we were not able to answer tonight. The next Select Board meeting is October 2, 2018 but this is next week and will not allow enough time to gather the answers to the questions.

Miles mentioned that October 23, 2018 is the special town meeting. He asked Tony if he has been made aware of the process. Sara and Tony explained that they have talked about this and he knows that this is to be like the annual town meeting and he will be the moderator. John explained that the voting will start once the discussion is complete and the voting is to remain open for one hour. John did explain there will be an opportunity for debate and discussion before voting. Miles asked if we confirmed the hour timeframe. Sara explained that she did get this information from the attorney.

Miles is pleased by the turnout tonight and hopes we will have a large turnout at the meeting because the ballot vote has to have a 2/3 majority vote required to pass. Miles asked what outreach the Select Board is planning to do to let the public know what is going on. Miles is concerned that there are a lot of people that do not know about what is going on. John explained it will be posted online, at the Town House and Transfer Station and in the paper and is mentioned at Tuesday night Select Board meetings. It was requested that a mailer be done. John said that we can do this if the Town thinks it is needed. Miles knows there is an expense to this but it is necessary.

Kevin Maass wanted to confirm the time to vote. It was explained there is no exact time as the voting starts at the time the meeting ends and we do not know how long the voting will take. Tony said as the moderator he will run the meeting. There is only one topic to discuss which is this one topic is. He will run this just like Town Meeting. Tony will try hard to keep the meeting going and let everyone ask their questions. Tony explained we cannot set a time as this is a lot of money on the line and he wants to allow everyone to discuss their concerns. Unfortunately, there is no way to set the time that the voting starts. Tony mentioned that if a resident is going to vote that they should be here for the meeting as well so they can hear all of the information provided.

Peter Smith wanted to clarify if the special town meeting has been approved yet. It was explained that it has not but we will let everyone know once we find out when the hearing is for the superior court to decide. We need to move forward like it is going to be approved to meet all deadlines. Peter asked if this is an emergency. It was explained that because of the increase of costs in 2019 of about \$300,000.00, the Select Board wanted to allow the Town the opportunity to vote on the lower amount and try to save the Town the \$300,000.00.

Deb Johnson would like to thank the Select Board and Sara for the work and time they have put in because she knows it is not easy and they will never be credited for it all. Deb doesn't want to spend that money because she is on a fixed income but she knows we need the building and has known this for years. The question is have we looked at contracting out the duties and reducing the Department of Public Works as this was recommended years ago and was never done. She feels that we only have 14 miles of Town road and we pay too much to maintain it even though she knows it is the toughest road in the area. John explained that we have not only been looking at contracting work out but we actually have subcontracted a lot of the work that was done this year, such as River Road and Province Road, and will continue to do so. Deb asked again if it is possible when we have the information as how much it would change the tax bill, if we can post this online or comment on it. John explained that since it will be an estimate we can definitely bring it the October 16th and 23rd meetings but we will not post numbers online since they will not be exact and could change.

Bill Jolly said John mentioned that we want to make sure we have someone that is reliable, experienced and someone to fall back on which is why we went with Turnstone. If this is the case Bill asked what is Turnstone's warranty on the work. Stacy explained that when any money is spent a performance and payment bond is required and they are fully bonded with any job up to 15 million. This ensures you that we will ensure all work and will pay for all work during the construction phase. Bill asked about any warranty after the work is done. Tony explained if there is a workmanship issue they will come back to repair it. Any equipment that fails, such as boiler, door openers, will have their own warranty depending on the equipment. Turnstone explained they have a one year warranty.

Slim said that he and Sherry went to the school board meeting last night and he went to the budget meeting tonight as he is on the budget committee. They heard a lot of the same comments he is hearing here about how the people cannot afford these changes. They are trying to make an impact and it is nice to hear the feedback. He would like to see as many people that were here to attend the deliberative session on February 2nd, 2019 at Newfound Regional High School at 10:00am. John said it is important that as many people show up as possible.

Slim mentioned that there was a fire hydrant installed across from him and is painted red.

Slim also added that this Saturday, September 29th at 10:00am is the Conservation Commission's towns clean up.

Peter Smith asked if the wording on warrant article means we are stuck with Turnstone. This does not mean that. The article is only to vote on getting the bond for no more than \$1.4 million and allowing the Select Board to work out the details of the bond such as length of the bond, interest rates as they could change, etc. Peter confirmed that if this bond gets approved and we get this money and only spend \$500,000.00, the balance would go to the general fund. John explained this is correct. John also explained that a bond is a little different than a loan where you cannot pay it off early but we could look at what our options are at the time if this does happen.

Elizabeth asked what happens if the bond doesn't pass. John explained that we keep doing what we are doing right now and we would need to raise money somehow to build a new building which is definitely needed. We would need to put aside more money than we are right now into the Public Works Capital Reserve Fund. John said so we either raise the money for the bond and even though it is hard paying the higher taxes when you drive by the Transfer Station you can see where your money is going or your taxes will still go towards collecting the money but you will not have anything to show for it. In the meantime, we would keep dealing with flooding of the building and potential loss of equipment.

John mentioned that this is the end of the public hearing. We will have a follow up at the Select Board Meeting on October 16th to answer the questions that were not answered tonight. He explained they were going to take a five minute break and then will proceed with the regular Select Board Meeting and invited all to stay.

John closed the public hearing at 8:55pm, Kyle 2nd, so voted.

MINUTE APPROVAL

John motioned to approve the Work Session Meeting minutes of September 4, 2018 as written, Kyle 2nd, so voted.

John motioned to approve the Select Board Meeting minutes of September 4, 2018 as written, Kyle 2nd, so voted.

John motioned to approve the Work Session Meeting minutes of September 11, 2018 as written, Kyle 2nd, so voted.

John motioned to approve the Work Session Meeting minutes of September 18, 2018 as written, Kyle 2nd, so voted.

OLD BUSINESS:

Motion for Special Town Meeting

The Select Board previously motioned to petition the superior court to hold a special Town Meeting on October 23, 2018 for new public works building. The attorney informed us that within 24 hours of this meeting the motion needed to be posted at two public places in Town, which it was posted at the Transfer Station and at the Town House. She just emailed and stated that she made a mistake and it was also supposed to go in the local paper. Due to this, the Select Board needs to make the same motion again and we need to do the postings again and send it to the local paper as well.

John motioned to for the Select Board to petition the superior court for permission to hold a special town meeting on October 23, 2018 for the purpose of raising and appropriating \$1.4 million for the design and construction of a new public works building, as well as to seek authorization to issue bonds or notes in that amount, Kyle 2nd, so voted.

NEW BUSINESS:

Presentation from Avangrid- Community Support

Pam Hamel presented the Select Board with a check from Avangrid for Groton Community Support of Old Home Day.

Gina and Elizabeth will provide a write up about Old Home Day so that Avangrid can have a copy.

Always Accessible agreement

The Town of Groton uses All-ways Accessible every year for our elevator inspections and maintenance. They have sent a new contract for 2018-2019, which is the same as 2017-2018. **John motioned to sign the 2018-2019 contract for All-Ways accessible, Kyle 2nd, so voted.**

Reports of excavated materials- 2015, 2016 and 2017

Mr. Ethier submitted reports of excavated material for tax years of 2015, 2016 and 2017.

- 2015's report was for 2648 cubic yards of gravel, 783 cubic yards of loam and 3374 cubic yards of fill totaling 6805 cubic yards. The amount of tax is \$136.10. **John motioned to sign the excavation tax 2015, Kyle 2nd, so voted.**
- 2016's report was for 1464 cubic yards of gravel and 3108 cubic yards of fill totaling 4572 cubic yards. The amount of tax is \$91.44. **John motioned to sign the excavation tax 2016, Kyle 2nd, so voted.**
- 2017's report was for 1650 cubic yards of gravel, 350 cubic yards of loam and 2310 cubic yards of fill totaling 4310 cubic yards. The amount of tax is \$86.20. **John motioned to sign the excavation tax 2017, Kyle 2nd, so voted.**

Septic Plan- Map 7 Lot 1

Matt Barnard dropped off a septic plan that was done in September 2014. This is not a new plan so they do not need the local septic approval signed but they do need the plans stamped and signed. **John motioned to sign the septic plan design for Map 7 Lot 1, Kyle 2nd, so voted.**

Highway items bids

The Town had posted that they were accepting bids for a 9' Fisher Plow with a minimum bid of \$500.00 and a 8' tow behind York rake with a minimum bid of \$1,000.00. The bids needed to be submitted by September 20, 2018. The Town received one bid on the plow from Fred Brooks for \$550.00 but did not receive any bids for the York rake. **John motioned to award the bid for the 9' Fisher Plow to Fred Brooks, Kyle 2nd, so voted.**

The Select Board and Bubba agreed that the York rake should be posted again. Bubba said he had some people interested but they missed the deadline. Sara will post it in the paper again and online, at the Town House and at the Transfer Station.

Avitar inspections

Avitar will be in Groton to do this year's data verification work starting around the third week of October. They are planning on visiting properties for all of Map 1 and Map 2. The Town had asked that they give us a heads up so we can inform the residents of these visits ahead of time. Sara has posted this online as well.

DEPARTMENT ITEMS:

Highway Department

Bubba had a few highway items that he shared with the Town which were as follows:

- North Groton Road paving is finished
- North Fletcher Road sign is up
- There will be reclaiming for about a mile on Sculptured Rocks Road which will begin October 15th. Sara has posted this online, at the Town House and at the Transfer Station.
- Province Road work is about ¾ done. Mike Ethier has been doing a great job out there.

COMMITTEE UPDATES:

Cemetery

Elizabeth shared that the DAR (Daughters of American Revolution) will be coming to Groton on October 13, 2018 at 1:00pm to help the cemetery do some stone cleaning at the North Groton Road Cemetery. The rain date will be October 14, 2018 at 1:00pm.

Conservation Commission

Slim mentioned that Saturday, September 29th is the Conservation Commission road clean up at 10:00am. They will be meeting at the Town House.

QUESTIONS AND COMMENTS:

Front porch

Ruth mentioned that the front porch needs to be fixed as it is dangerous how some boards are sticking up. It may also need another coat of stain. Kyle said that it just needs a few screws put in a few places but we will make sure this gets done. John agreed that it needed another coat of stain.

Giovanna Sign

The Giovanna road sign was taken down. Nick Blodgett asked who is responsible to put it back up since it is a private road. The Town is responsible for putting up. It was also asked what the regulations are and where the states right of way is. Nick has concerns that the sign is not up in case of an emergency. Tony thought it was to the ditch line and he recommended reaching out to the DOT. Sara will reach out to the State DOT to see where the street sign should go.

Having no other business to conduct, Kyle motioned to adjourn at 9:30pm, John 2nd, so voted.

Respectfully Submitted,

Sara Smith
Administrative Assistant