

**Appointments:**

- The owner of the incomplete office/garage on Commerce Way has accepted the Board's offer to come and talk about his 2013 taxes.
- Fire and Recreation Department Head Report

**(Old Business) Recommendation on Highway Garage:** The warrant article approved \$250,000. We met with Mr. Groen of Groen Builders, the lowest price proposal, on August 7 (\$226,623). They are using Budel Construction as the subcontractor for the building. Both have a good reputation. A package of insulation R-19/R-27 was included in the bid for the base building (alternate was extra roof insulation and insulation of the concrete kick-wall). (By way of disclosure the principals at Budel are related to me and are neighbors.) We discussed a number of options and alternatives. I believe a strong case can be made for Groen Builders with the 60x80 building and alternates 4, 5, and 6. Alternate 7 would also fit easily in the budget and with 4-7 there be a small contingency. I also recommend the Board consider using funds from Government Buildings to do the cement floor with heating pipes for future heating of this building.

1. We requested the price for a different design building about 120x40 with 6 garage doors on one side and single slope roof. Without alternates it would be \$251,862 with 3 foot eaves front and rear, \$244,438 with only the rear eaves to keep the snow from piling up so much on the back of the building, and \$237,015 without any eaves. I do not believe we should build it without at least the rear eaves. I believe many of the alternatives below are more valuable to the town than the extra \$25,239, or \$17,815 or \$10,392 more respectively for the alternate shaped building. There were two other firms that bid this shaped building at about the same amount whom we would have to carefully consider if changing to this shape building. I do not recommend going this route.
2. We recommend that the project be awarded to Groen Builders.
3. We would like the Board to pick the color (I emailed the options of red, green, blue, slate, charcoal, gray, beige, light beige, white and galvanized look.) We would like Board discussion on some of the alternatives. Peter recommends light gray in keeping with the current buildings.
4. The additional alternates Peter and I strongly recommend are a fourth Garage door to allow drive-through at \$3,817, upgrade from 200 to 400 Amp panel \$475, gentron switch \$896, and energy efficient lighting upgrade \$351 (there may be some PSNH rebates on this one). The total with these upgrades would be \$230,970.
5. It would make sense to add the ventilation unit now at \$1,850 as it would be much less expensive now and would not involve future cutting of the metal siding to install. This would bring the total to \$234,670.
6. It would save later digging to the base of the cement foundation to put in insulation for the cement wall at this time. Insulating the concrete kick wall would be required if the floor is put in (three options, with cheapest (& least desirable from sheet rock walls vs plywood) at \$3,080, \$4,787 OR \$5,786) Total under \$240,000.
7. I believe going to heavier gauge metal in the walls at \$1,554 is relatively inexpensive and over the years would last better for the additional cost, but this is a lower priority than #4,5, & 6.

8. There was consensus of those in the room that it would make sense to do the concrete floor now. The cost \$29,316 includes insulation under the slab and heating pipes for a future heating system in the floor (\$26,189) and subs lab floor drains \$3,127 (total floor option \$29,316) but that would be require about \$20,000 from other parts of the budget.

The salt shed roof ended up being budgeted by both Paul at \$19,000 and Peter. We are paying for it out of Peter's budget. I propose delaying some small projects we had in that budget and doing every alternative above (assuming no serious unexpected issues). There is no contingency in this project if the floor and drain pipes are added, but there are relative few items that could run over (e.g. ledge or other sub surface problems). Floor could be dropped from the project if there were serious unexpected problems. While they would be nice, I am not including the following in the alternates for consideration above: the increase in gauge roof, the extra ceiling insulation, the heating system, and the leach field and grit separator at this time. There is an 8 week order time for the building, but if awarded 8/11, it should be complete in November. I propose a series of motions starting with #1, the shape of the building and recommend the least expensive 60x80. Second the Board award of the building to Groen Builders (bullet #2), then then consider sequentially the remaining bullets #3 (color), #4, #5, #6 and #7. ***What does the Board wish to do?***

**Information on Liberty Truck:** We have received the survey and given it to assessing for a review. It involves our agreeing to swap a parcel of about 4 acres beside the current building on Route 125 for one that is about 7 acres on Pierce Road. Our assessor puts a ball park value between \$225,000 and \$250,000 on the proposed lot while the value on the lot we would get is \$80,000. However like the Turbocam lot, if a building goes on the 125 lot, it could quickly repay the difference. Also their parcel is crucial for access to the back land on town's EcoPark land. Liberty Truck is interested in proceeding with the land swap, while unsure on the timing of when construction on the proposed parcel swap will occur.

***How does the Board wish to proceed?***

**Transportation Alternatives Program:** August 6 was the deadline for a letter of intent to apply for projects between \$200,000 and \$800,000 with an 80% Federal money match, 20% local. I submitted a letter of intent to widen the shoulders on Malego Road or Tolend Road (Dover is planning to stripe for a bicycle shared lane. If the Board does not want to proceed, we can withdraw. DOT might throw the project out. Final application due in September. ***Does the Board want to proceed with full application?***

**Meeting dates for architect, engineers & budgets:** The architect is scheduled to come August 25 with conceptual floor plans for two building designs (one story and two story) both located on the corner of Ramsdell and Route 9. As we have looked at making that junction a "T" intersection, it is going to be a challenge. In addition to the drainage issue Peter mentioned last time, Ramsdell drops to Route 9 while Route 9 drops going east. Therefore moving the intersection east doubly increases steepness of the drop for Ramsdell to reach Route 9. Lowering Ramsdell would adversely affect the driveway on the houses on the upside of Ramsdell. While some change in the intersection might be made, any major change is going to involve significant roadwork. As we look at the one story option in that corner, it is going to be below Ramsdell, making the roof a more prominent feature. The site is flatter than the old

survey showed, probably from drainage work that was done. The one story will require a lot more site work at that location, therefore I have asked him if he could also do a third design to put the same one story building which he is designing on the lower level up on the upper parking level but closer to the corner to avoid the extra site work and have it closer to the Ramsdell level. I have tentatively requested the architect hold open both September 8 and 22 for questions and additional information on the option the Board selects August 25. I have also requested if he could be available for a meeting to present the proposal to the public October 13. While that is Columbus Day, I believe it would work best as we expect to start budgets October 20.

HTA engineers have completed preliminary work on Green Hill Road Bridge and would like to meet with the Board of Selectmen to discuss various options. They are suggesting September 22. They could also make September 29 if the Board added a meeting. They would also like to invite residents on Green Hill Road near the bridge (perhaps ½ mile each direction). I would suggest we add the 29<sup>th</sup> if the architect were to come the 22<sup>nd</sup>. ***What does the Board wish to do?***

**Tax Deeded Property Update:** We have sent two of the evictions to our attorney to complete the process. We have started the process again on one who has not followed through with what the Board requested. We have three different properties whose owners are reviewing repayment agreements to whom we are sent a letter giving a deadline to agree before we restart the eviction process. The deadline for two is August 11 and one was August 4. If there is no response we plan to proceed on those as well. ***Does the Board have any objection or thoughts on the matter?***

**MS-4** This form is a projection of revenue. I have increased our projection for sale of town property to reflect an additional \$168,000. I have reduced three lines that are running well behind projections a total of \$46,000, but overall this is more revenue to offset taxes. It does not use fund balance, in keeping with the Board policy of remaining in the center of the recommended range for NHGFOA. ***Does the Board have any issues with the proposed MS4?***

**MS-1** This form is the assessment total for the Town. Since we have an ongoing revaluation we request the Board ask the State for an extension to October 15 (last year we also requested an extension. ***Does the Board agree to do that?***

***Would the Board like a nonpublic meeting to discuss the employee compensation issue postponed from the last meeting? RSA 91-A:3iia***

**Information:**

**Budget:** There will be 53 pay periods in 2015 so the budget will reflect one extra payroll in the salary lines.