



# BELMONT LAND USE OFFICE

## CIP Committee Meeting

August 24, 2006 – 4:30pm – Corner Meeting House

Present: P. Harris Chairman Planning Board; B. Watterson Selectman; K. Ellis Budget Committee; J. Marden Planning Board, M. Cozort Supt SAU #80, J. Beaudin Town Administrator. Staff C. Daigle.

Also present were Fire Chief Richard Siegel, Police Lieutenant Mark Lewandoski and Ray Carbone, Laconia Daily Sun.

The chairman opened the meeting at 4:30pm and thanked the Department Heads for attending and for participating and providing information during the CIP process. The chairman noted there were very few changes this year, the system appears to be working well, and he expressed the importance of the CIP process in planning for Belmont's future.

**Police:** The chairman asked M. Lewandoski to speak to the Police Department's CIP requests. M. Lewandoski noted that the police cruiser replacement schedule calls to replace two cruisers per year at \$30,000 per cruiser. The vehicles taken out of rotation are chosen based on mileage, age and projected repairs. At some point, it is not cost effective to keep a vehicle in the fleet based on repair cost and safety considerations.

M. Lewandoski remarked that the replacement schedule has worked well for the Department and he doesn't see the \$30,000 unit cost needing to be adjusted in the near future. J. Beaudin noted that when a vehicle is removed from the fleet it is taken to the Public Works garage where it is used for parts to repairs units still on patrol. It has proven to be an effective time and cost savings measure.

M. Lewandoski explained that the other CIP account is an annual \$5,000 which is set aside for a 5-year rotation of the Department's SUV. J. Marden asked if the Department looked at fuel economy when choosing new vehicles. M. Lewandoski noted that they do review the Police Package vehicles that are available in any given year. However, Belmont transports detainees in the cruisers. Many other communities have transport vehicles which are specifically designed to transport, but Belmont does not. That means that every cruiser has to be of a size where the back seat can be used for transport. Especially after you install the security screen between the rear and front seats, that leaves very little space in the rear, even in the Ford Crown Vics, for transport. It also eliminates a lot of possible vehicles from their purchase requirements.

K. Ellis asked if the cruiser that was shot up and taken as evidence was released. M. Lewandoski stated it was. J. Beaudin it was one that was rotated out of patrol service most recently. She also noted that Belmont has a \$1,000 deductible on their insurance policy. Using rotated-out cruisers for parts has proven to be a great cost savings for the Town. Recently they were able to avoid a \$1,000 repair bill by

replace a window and door parts that were kicked out by a transport. The chairman thanked Mr. Lewandowski for attending and noted that the steadiness of the Police CIP requests shows an effort on the Department's part to be cost conscious.

**Fire Department:** Chief Siegel noted that the Fire Department is encouraging that the community stay with the Department's replacement schedule. He is worried that by delaying the replacement of vehicles the Town will run into replacing more than one in a particular year and will not be able to pay for the vehicles out of the COMSTAR fund and will have to ask for assistance from taxation. The schedule they've set up was intended to avoid that to the greatest extent possible.

He noted that they are again requesting the ladder/pumper to replace a pumper and gain the added availability of a ladder. However, the cost of the vehicle is up almost \$200,000 over the cost of the unit requested last year. But if the Town finds it has to postpone the purchase, they may exceed the capacity of the COMSTAR and that's a concern to him.

J. Beaudin noted the balance of COMSTAR is \$274,000. She agreed with Chief Siegel that it will be approximately \$400,000 by year's end, including a deposit from Winnisquam that's coming in.

Chief Siegel noted that for the possible future substation on Province Rd he feels that it might be eligible for impact fees. Fees can't be used on vehicles or personnel, but are eligible to be used on buildings. There seems to be some major proposals coming up in the near future for building especially in the Province Road area. B. Watterson noted that he does not think that impact fees are on the table at this time. P. Harris noted that one of the difficulties is that they have to be used within 6 years or returned.

J. Marden noted that many of the developments are putting in residential sprinklers. Chief Siegel noted that they are encouraging preventing fires instead of fighting them, but even sprinklers will still require a response from the Fire Department if they deploy.

Chief Siegel noted that Belmont did merge with the Winnisquam Fire Department. He acknowledged that action may buy Belmont some time in replacing the next ambulance, but one of the trucks they assumed is 26 years old and will need \$60K to &70K in repairs. There isn't a lot of sense in putting that kind of money in a 26 year old truck. R. Carbone noted that it doesn't look like Sanbornton is interested in putting a sub-station in the Winnisquam area. J. Beaudin noted that the dissolution of the Winnisquam Fire Department and the distribution of their assets were negotiated between the Sanbornton and Tilton-Northfield Fire Departments. Sanbornton is participating in the cost of the Winnisquam station this year at \$17,500 rate. Tilton-Northfield will not be participating and relinquished their COMSTAR funds back into the fund. J. Marden asked if Belmont will be renegotiating with Sanbornton? J. Beaudin noted that there's been no discussion on that at this time. B. Watterson said they'll be looking at statistics over the next year or two. If Belmont wants to discuss renegotiating with Sanbornton they'll need that kind of information. J. Beaudin noted the merger didn't actually happen until August 4<sup>th</sup> so they won't have even a half-year of statistics for 2006.

J. Marden asked how the mutual aid system works. Chief Siegel explained that Mutual Aid was started back around 1952 to provide assistance to other departments in the event of a large fire. To be a member you had to have a 500 gal pump and 500 gal tank. Times have changed. In the beginning it only dealt with large fires, no automatic response, or primary response or medical. Because of developments in fire service over the years Mutual Aid now includes medical in some of the responses. If we have a mass casualty incident departments will send an ambulance to us to participate. The goal is

to get the closest truck in first. Then the town that's responsible arrives on the scene and takes over. J. Marden asked about an incident that takes our fire personnel to Canterbury, for instance. That takes firefighters out of our station and we have to call in people to cover the station. Chief Siegel stated that in that instance, Laconia comes in to cover us. Whenever a station is stripped then another town comes in to cover. No department is stripped at any time. There's always at least a piece of apparatus to cover. Chief Siegel explained that there are five personnel on duty during the day and two on nights and weekends. When the duty crew goes out, the cover crew will come in to make sure there's somebody there. If the incident is large enough we'll also get mutual aid apparatus. Understanding mutual aid is a whole science in itself. But there's a time lapse in getting off-duty personnel in. In the fire service you win or lose a situation in the first 10 minutes. The chairman thanked Chief Siegel for attending and for his participation in the CIP process. J. Beaudin noted the number for the ladder/pumper has to be updated to approximately \$894,000. Chief Siegel noted that changes in the diesel emission standards also hit hard on the price this year.

**Water Department.** J. Beaudin noted she had discussed the Well #3 questions from last week with Bob Bennett as Dave McLelland is on vacation. She found that Well #1 will continue to be used, but at a much reduced rate from Wells #2 and #3. Bob was not sure about the total time necessary for permitting and installation, but felt it would upwards of a year before a new well could be put on line in the case that Well #1 or #2 failed at this time. The State has a lengthy permitting process that includes public notice and public hearings. The road constructed a few years ago is the access road to the new well site. The company that they've hired to begin the permitting process will investigate the possibility of getting the existing test well permitted as Well #3. P. Harris asked if they want to do that next year or do they have time to spread it over more than one year? J. Beaudin noted that the request looks like a request for funding \$50,000 over a 2-year period from taxation. The majority of the cost, the remaining \$75,000 is to come from user fees. P. Harris stated that splitting the cost is good, but maybe the Committee can prioritize it over something that's already being scheduled.

J. Marden feels \$75,000 is too high for the users and that it should be an even split between taxes and user fees. He noted he was a water user and would like to see it split more evenly. P. Harris noted that you have to look at what the non-user is going to have to pay. B. Watterson agreed that telling people up on Province Road that they're going to have to pay as much as the person who's getting the water is a hard sell. J. Beaudin stated a residential user probably pays around \$300 per year for water. K. Ellis noted that a non-user replacing one water pump is going to pay at least that. B. Watterson felt the funding plan was a rational plan. P. Harris agreed that the explanation makes sense and that water is certainly a priority.

**Library.** C. Daigle asked the Members how to schedule the Library. They have not responded to several requests for 2007-2012 funding information. The numbers in the CIP for upcoming years, \$63,000 per year were based on an assumption that they'd be paying a bond payment. As that did not come about, as they were funded at \$25,000 last year, and as there are other municipal building projects in the works the members felt that funding them at \$25,000 for this and subsequent years was appropriate.

**MOTION:** On a motion by B. Watterson, seconded by K. Ellis it was voted unanimously to fund the Library Building at \$25,000 per year. (5-0)

P. Harris asked about the school information that has been submitted. M. Cozort noted that his letter is pretty self-explanatory. The two roofs will be paid for through the capital reserve account and they're almost there. That will be probably take place in the next year or so.

He does not know if the School Board will go forward again with the High School addition. The Board will be meeting with municipal officials on September 28<sup>th</sup> and will then make some decisions on how to proceed with their own projects. M. Cozort has not had discussions with them about some of the items he has been considering, but in his own thoughts, he feels that if the Board does not move forward with a High School addition at this time, one option to consider might be asking for a smaller amount to move (not renovate) the Gale School and install the bus loop. Again, in his own mind the Memorial School is an ace in the hole towards responding to a sharp rise in enrollment. If the demographics take off, even though the studies say they won't, but because of the building that Belmont's facing right now they might, it would be less expensive to renovate the Memorial School for up to 8 classrooms to meet that unexpected growth. They could move the SAU out. He would support that rather than put kids in a portable. He'd rather see the SAU in a portables or in rented space. He really hasn't spoken to the Board about these options yet but they're ways to plan, even temporarily, for the unexpected.

They are also looking at paving for more parking at the high school between the two existing parking lots to give them more parking spots. Those are the major things on the radar now.

They're adding storage buildings to the 2 elementary schools this year. All of the schools didn't have enough storage space when built. The storage buildings will help as the one at the high school already has. The thing that is worrisome is the demographics. Their own study says we're going to be going down in numbers, and yet the numbers the Planning Board is dealing with are somewhat frightening.

P. Harris stated that the Planning Board has been very excited over the last few years to have such open discussions with the School Board and to share the concerns for the Town. J. Marden noted there are 97 lots/units in front of the Planning Board on Monday night. M. Cozort noted his job was to let the Planning Board know how growth affects the schools. M. Cozort noted that demographics can shift quickly and when you're near capacity they know they'll be looking at portables. B. Watterson noted that as R. Thibeault stated 10 students aren't many, unless you're already on the line and can see more students coming. It can change very quickly. P. Harris noted that sometimes it's also a non-residential development that brings people with it that can create the boost in enrollment.

M. Cozort noted it's more the multi-family configuration that seems to push the higher enrollment figures. J. Marden noted that R. Thibeault's study showed that's about 1 child per unit for subsidized multi-family compared to .49 per house in a subdivision. That will be 32 children from the Province Road development. M. Cozort noted that it might work if they're spread across the grades, but chances are they won't be.

P. Harris noted the project suggestions from Marcia Robinson and applauded her for her responses. B. Watterson said they do have some numbers on the Police Station. They may be somewhat ballpark at this point, but they would be remiss in not putting that into the CIP. J. Beaudin noted that the Municipal Facilities Committee had interviewed four architectural firms of the fourteen that applied. The Selectmen are meeting this evening with the firm chosen by Committee to negotiate terms. B. Watterson noted that the Committee has spent a great deal of time getting to this point. The numbers so far seem to be in the area of \$1.8M to \$2.2M. It would seem reasonable to put a \$2M figure in the CIP for planning purposes. It will be refined as the Committee continues their work. It might be a little less,

or a little more, and that depends partly on whether they have to buy property and what property they purchase. Certainly prices are rising. It would be appropriate to put a figure out on this. P. Harris noted the earlier we can get some notice out to the public, the better.

J. Marden asked if the facilities committee looked at this parcel that M. Robinson recommended. J. Beaudin noted that the sale price on that parcel is \$500,000 which is too high when there are other properties that may not have the traffic queuing problem that that particular site has. Hopefully the state upgrades will help, but there's always going to be a traffic concern. J. Marden asked about other properties like Bert & Ernies. J. Beaudin said they have looked and walked a number of vacant properties along Rte 106, assessing items such as wetlands, sight distance, purchase price, the type of site work would necessary, etc. The Committee has determined at this point that the parcel on Field Lane behind the Post Office, currently for sale for \$125,000, is a high contender. It's flat, sandy, has water and sewer, and a high buildability rating. J. Marden feels that should be kept for industrial development to offset the tax revenue lost when the State bought the Scappa Rolls property. J. Beaudin noted the State took a \$1M property off the tax rolls. The Committee is looking at a lot with only a \$100,000 value and it's been for sale for a long time and hasn't been purchased for any use. B. Watterson sated that the driving force is going to be the cost. Some folks say they'd just as soon see a lot up on Rte 106 even if it's more costly and not in the Village. The difference is you're talking about \$1M that the State took and this is a \$100K lot. J. Marden said he's heard his same concern from others. J. Beaudin said there are sight distance issues with a lot of the lots on Rte 106. J. Marden was talking about the Bert & Ernie's building itself. P. Harris noted the Committee has spent a great deal of time of this. J. Beaudin agreed it has been since January. B. Watterson noted that there is not going to be a perfect answer. K. Ellis noted there were other lots along Rte 106 also.

B. Watterson asked that the Police facility number be put into the CIP. J. Beaudin will have to get the number together as far as scheduling it over several years.

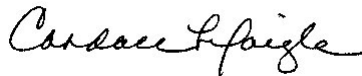
MOTION: On a motion by B. Watterson, seconded by K. Ellis, it was voted to include the \$2M for the proposed Police Facility in the CIP. (4-1 J. Marden in opposition)

J. Beaudin will provide the annual breakdown for the ladder truck/pumper and the police facility and the members will meet at 4:30pm on Thursday, August 31<sup>st</sup> to finalize the schedule.

MOTION: On a motion by J. Beaudin, seconded by K. Ellis, it was voted unanimously to accept the minutes of August 17, 2006, at submitted. (5-0)

There being no further question or comment the chairman closed the meeting at 5:45pm.

Respectfully submitted,



---

Candace L. Daigle, Town Planner