



# BELMONT LAND USE OFFICE

CIP Committee Meeting

August 31, 2006 – 4:30pm – Corner Meeting House

Present: B. Watterson Selectman; J. Marden Planning Board, M. Cozort Supt SAU #80, J. Beaudin Town Administrator. Staff C. Daigle.

The meeting opened at 4:30pm. The members reviewed the revised worksheet with changes to the municipal facilities, ladder/pumper, well #3 and Library as directed at the last meeting.

## **Minutes:**

MOTION: On a motion by J. Beaudin, seconded by J. Marden it was voted unanimously to adopt the minutes of the 8/24/06 meeting as drafted.

## **Municipal Facilities:**

J. Beaudin noted the Municipal Facilities estimate of \$2M as been added along with the first 6 years of bond payments (from a 20 year bond schedule). J. Marden suggested that if the proposal has been modified to be specifically for a Police Station, the title of the CIP line item might want to be changed to reflect that. J. Beaudin noted that although the scope of services for the architect does include looking at feasible options for the old PD, the \$2M figure is the estimate for just the new PD. The CRF was initially created as a broad municipal facilities CRF. That title might also need to be clarified. Ms. Linda Frawley noted she thinks it was sold to the Budget Committee last year as only the Town Hall. The members agreed to add “PD” behind “Municipal Facilities” for clarity of purpose.

Upon inquiry by J. Marden, J. Beaudin explained that the Building Committee was currently looking at a PD building sized at between 8,500sf and 10,000sf. As for Jeff’s recommendation at the last meeting that the Building Committee look at the Bert & Ernie’s building, which is over 10 acres and asking \$590K, J. Beaudin explained that the Architect has been given information on all the lots that the Building Committee has evaluated and she has added the Bert & Ernie’s building to that list. The architect will prepare information on each site explaining the pros and cons of each lot in evaluating its use for a new PD. J. Beaudin stated that she had noted that the Bert & Ernie lot does have a large area of wetlands and a shared access. B. Watterson said he’d want to be sure that the building could be cost-effectively retrofitted for the special needs of a PD if the Town were to consider spending that much on the initial purchase. The architect’s report will be given at a public meeting sometime during mid-to late October and will also be available on the website. The Committee is also considering a survey to find out from the public what sites they prefer.

**Library:**

J. Beaudin spoke with Library Trustee David Morse and let him know the Library funding would be coming up for discussion at today's CIP meeting and asked him to let her know if he had any comments or recommendations. He has not contacted her.

**Well #3:**

J. Beaudin distributed a memo from Water Department Manager David McLelland with additional info on the Well #3 proposal. Existing Well #1 would be kept for only emergency back-up use once Well #3 is installed. In an emergency situation, if both existing wells went down for an extended period of time, an emergency well could be producing in 90-120 days. That is an estimate based on the complete cooperation of NH DES in only an emergency situation. Under normal conditions a new well will take 16-18 months to complete. The planned location is at the end of the existing well road. B. Watterson noted it's a good idea to keep putting some money away towards it to keep the final annual cost down. The debate's going to be where the money comes from.

**Ladder/pumper:**

Both the revised total price and schedule for the ladder/pumper numbers have been added. The total cost is anticipated to come from COMSTAR and the actual cost will be adjusted as they bid the vehicle. B. Watterson noted last year's proposal was a demo while this one is new. The Chief will be getting 3 bids. The diesel emission standards also changed increasing the price. J. Marden the asked how all of the upcoming vehicle replacements could come out of the COMSTAR fund. The numbers don't seem to add up. J. Beaudin noted that the COMSTAR fund should have \$400K in it at the end of this year. If the pumper/ladder truck goes through in 2007, the first payment would not be due until 2008 so there would be another full year of income (approx \$175K) including the new annual Winnisquam run income.

B. Watterson noted that clearly, the Fire Department is going to have to sell the concept that they're not going to need tax money. The truck that is coming out of service is a pumper at the Winnisquam station. The pumper/ladder will be stationed in the Belmont station.

**Heritage Resources:**

Linda Frawley apologized for being so late in the process, and only had one copy, but she read from a proposal to raise \$150K over the next six years to support Heritage Resources by setting up a matching fund account to raise \$500K. She feels it is an investment in opportunity as the money would be used for the local share to obtain grant monies to preserve historic buildings in the Factory Village District. She hasn't spoken to the rest of the Heritage Commission on this but feels they would be in support.

B. Watterson asked if it was her intent to put the money into the established Heritage Fund which can be spent by the Heritage Commission or into a non-lapsing CRF? Ms. Frawley explained most communities set up a fund when they establish a Commission. In Belmont the fund was established in 2005. She stated she did not have a preference as to whether this money went into the existing Fund or into a separate non-lapsing CRF. B. Watterson noted that, as an example, the Town has a similar situation now with the Library having a separate fund that can be spent by the Library Trustees with no

other oversight. Ms. Frawley noted that some people don't want to donate funds if the Town controls them, but would if the Heritage Commission controlled them.

B. Watterson asked for more information on the project that would cost \$500K. Ms. Frawley said she was just ball-parking it. She thought the first step would be to submit a grant application to NH Preservation Alliance to have a historian prioritize historic Belmont village properties at risk. B. Watterson asked for what project? Ms. Frawley noted they would just have resource funds to match grant opportunities for buildings deemed historic in the village. Those buildings have already been identified by an independent historian.

B. Watterson asked if there is a specific building or project? Ms. Frawley stated they would wait to get the priority list. B. Watterson asked if the money was placed in the Heritage Fund, could it be spent on the Gale School? Ms. Frawley stated that whether it goes into the Heritage Fund or a CRF certainly the Gale School would qualify for the money to be spent on as it's already been identified in the Factory District as have the town offices and the library.

B. Watterson clarified by stating, so if you have half a million dollars in the Heritage Fund, the Heritage Commission could do whatever they wanted with that money. Ms. Frawley stated, no, not anything, it would have to be for a heritage-related purchase. B. Watterson asked to clarify again by asking if it could go towards the Gale School? Ms. Frawley stated, yes, or if you wanted to sell the town hall. She reiterated that she was just ball-parking the number.

Ms. Frawley stated she was responding to that niche that was identified in the master plan by having it addressed in the CIP. The \$125K is a very small match fund capability. The Heritage Commission has looked at a variety of funds. Typically the smaller grants snowball into larger opportunities. She has been advised by State Officials that Belmont has several opportunities available to it. Several are spin-offs from the Mill project. She has been asked to speak several times on the Mill as it is still seen as a success story.

B. Watterson noted he is not averse to funding something but felt there should be oversight on the spending of the money. He is not opposed as it is not too large an amount, but suggested it be in a different CRF. Ms. Frawley noted a Heritage Resources CRF might be process-wise and the Selectmen should be able to help prioritize projects that come up. J. Marden doesn't have problems with Commissions having control of their own funds so everyone can participate. It disburses the diversity of how the monies are spent in town. B. Watterson noted that can present problems with conflict and accountability. He stated he did not mind the account as long as there is some control by the Selectmen. Ms. Frawley agreed it should be a separate account. She likened the fund to the Badger Dam issue where \$200,000 went down the drain and back to the Feds instead of the community doing something there. She specifically did not ask that the money go into the Heritage Fund because she has not conferred with the Heritage Commission members. She agreed that the more voices involved the healthier when looking for funding. It's a sign of municipal support.

The members agreed that ultimately it would be up to the Selectmen and Budget Committee as to whether to recommend the funding and where to place it. Ms. Frawley stated that hopefully the Heritage Commission will be able to talk about it by that time.

**Accrued Benefits Liability:**

J. Beaudin noted that she had initially submitted a request to fund an Accrued Benefits Liability Fund. This would be a new account/process for the Town. It's not something that Town has done in the past. It's proactive, an accrued liability account to budget for benefits that will be paid to employees who retire. It's calculated on those employees who are currently eligible for retirement. Upon investigation, the Town's current accrued liability, based on those employees who are eligible, is \$100K. She initially proposed to begin funding the account at \$25,000 from the unexpected fund balance from 2006. As the actual liability is \$100K, the members discussed funding it over 2 years. There are a number of other communities that have already established such a fund, some with accounts in excess of \$1M depending on their work force. Although there is little likelihood of all eligible employees retiring in one year, the fund should be built up to cover the total liability.

J. Marden noted that the Planning Board had already discussed the liability and were in support of the funding. Once the account is fully funded the interest will help fund it as others become eligible for retirement.

**Accrued Benefits:**

MOTION: On a motion by J. Beaudin, seconded by J. Marden it was voted unanimously to add \$25K for Accrued Benefits to the 2008 tax-impact schedule and \$25K for both 2007 and 2008 to the non-impact schedule.

**Heritage Resources CRF:**

MOTION: On a motion by J. Marden, seconded by J. Beaudin, it was voted unanimously to add a sub-heading for Heritage Resources and fund it for \$25,000 annually from 2007 through 2012.

**Recommended CIP:**

MOTION: On a motion by J. Marden, seconded by J. Beaudin it was voted unanimously to adopt the 8/29/06 CIP Draft Funding Schedules, as amended above, and to forward this recommendation to the Planning Board for review.

**Adjournment:**

MOTION: On a motion by J. Marden, seconded by J. Beaudin, it was voted unanimously to adjourn at 5:35pm

Respectfully submitted,



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Candace L. Daigle, Town Planner