



Town of Newton, NH

Newton Town Hall: P.O. Box 378, Town Hall Road, Newton, NH 03858

Town Hall Hours: Monday - Wednesday, 8am - 4pm; Thursday 12pm - 8pm

January 18, 2016 Board of Selectmen Bond Hearing Minutes

TOWN OF NEWTON, NEW HAMPSHIRE
PUBLIC HEARING
BOND ISSUE
MONDAY, JANUARY 18, 2016 @ 7PM
NEWTON TOWN HALL

In accordance with RSA 33:8-a, notice is hereby given to all residents of Newton, New Hampshire, that a Public Hearing for the purpose of gathering public input on the proposed bonding of \$1,498,700 as recommended by the Newton Building Committee for the design, engineering, site preparation, building construction and renovation, equipment and furnishing for a new Fire Station to be located at 8 Merrimac Road. The public hearing on the bond issue will be held on Monday, January 18, 2016 at the Newton Town Hall starting at 7pm. Snow date is Tuesday, January 19, 2016 at 7pm.

Chairman Doggett called the Public Hearing to order at 7pm and lead the assembly in a salute to the flag.

Doggett read Warrant Article #5 as follows:

5. To see if the Town will vote to raise and appropriate the sum of **One Million, Four Hundred Ninety Eight Thousand, Seven Hundred Dollars (\$1,498,700) (gross budget) as recommended by the Newton Building Committee for the design, engineering, site preparation, building construction and renovation, equipment and furnishing for a new Fire and Rescue Station to be located at 8 Merrimac Road, and to authorize the issuance of not more than **\$1,498,700** of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the Selectmen to issue and negotiate such bonds or notes, to determine the date, maturities, denominations, interest rates, or discount rate in the case of notes, place of payment, form and other details of such bonds or notes and to enter into such agreements as are necessary to accomplish the financing and completion of such Fire and Rescue Station.**
(3/5 ballot vote required)

This article would result in a \$0.15 increase per \$1,000.00 of assessed value to be raised by taxes.

Michael Pivero, Vice Chairman of the Fire Station Building Committee started by discussing how the past has lead us to now with this committee bringing forth their recommendation as presented. For 10+ years the town has recognized the need to address this issue and in 2013 the town acquired 8 Merrimac Road. Prior committees such as the Newton Municipal Complex Committee looked at all properties in town and it was unanimous that the one building that needed to be addressed first is the existing Central Fire Station.

Dennis Moran, Chairman of the Fire Station Building Committee talked about the Mission of the Newton Fire Station Building Committee to develop a conceptual plan for a proposed Fire Station on the Town-owned property at 8

Merrimac Road for the maximum benefit of the Town of Newton and to bring said conceptual plan before the voters of Newton.”

Why did we decide on a new Facility?

- Engineering Evaluation of the Existing Station conducted by Summit Engineering.
- Engineering Evaluation of the Existing Garage at 8 Merrimac Road conducted by SFC Engineering.

Conceptual Design and Renderings of the Proposed Facility by PortOne Associates

History and Deficiencies of the Central Fire Station

- The building was constructed in 1956 and numerous additions have been added throughout the years
- Much of the mechanical systems are at the end of their useful life and will need immediate replacement
- The Central Fire Station is our Emergency Operating Center (EOC) and is not accessible per the American Disabilities Act.
- The vehicle bays are too small and there is limited storage capacity in the building

Photos of the existing building were shown.

Can we renovate/update the Existing Building?

- Of course we could - but the renovations and repairs needed are extensive and cost prohibitive.
 - New heating system
 - Pavement and garage aprons
 - Electrical updates
 - Additional restrooms/ and decontamination. Showers are necessary for removing toxic materials after a structural fire.
 - ADA compliance/elevator
 - Expansion of the garage bays.

The current building was built in the late 1950's for the needs of the community at that time. Today the trucks barely clear the garage doors with no potential expansion due to the lot size. Residents are urged to stop by the station and take a look; anyone with questions will be able to see the condition of the structure for themselves and the limitations facing the department. The current building has outlived its life expectancy of 40+ years.

The Existing Garage at 8 Merrimac

- SFC Engineering conducted an assessment of the Existing Garage
- The building is large and the Committee thought it would be a cost effective solution for a new Station

- Based on SPC Engineering report we could not move forward with this building because it would not meet current Codes.
- The building would need to have a detailed engineering review and structural calculations would need to be made. Extensive custom modification to the structure would be needed.

The change in occupancy from a garage to a fire station will result in the building being assigned to a higher occupancy category per ASCE 7. It will change from a Category II, Common Building to a Category IV, Essential Facility. Per Sections 907.2 and 907.3 of ASCE 7 this change will require that the existing structure be brought into full code compliance with the current snow, wind, and seismic loading requirements.”

Mike Pivero, Vice Chairman of the Fire Station Building Committee discussed the proposed new Fire/Rescue Station at 8 Merrimac Road.

Pivero showed an aerial view of both fire stations for those that may not be familiar with the area. The floor layout for the new station was derived from the Nottingham Fire Station which was found to fit the needs in Newton therefore we are working off their design. Proposed station is on land already owned by the town with the possibility of selling the existing land reducing town-owned property and increasing tax revenue. The new proposed station has six oversized pass through garage bays, single level ADA compliant with the potential to perform additional maintenance of equipment in-house.

Improvements of the Proposed Facility

- Available showers so crew can clean up after a response
- Larger training area and private office/medical space needed
- Updated mechanical system that is energy efficient and code compliant
- A new facility will promote and encourage community members to join the Newton Fire/Rescue Department

How much will it cost us?

- We understand that this is a significant cost to us all.
- Bond rates are at historic lows. Could they go lower? Possibly, but the likelihood is that they will increase in the near future.
- The existing Station needs repairs that will have to be made. The money to make these repairs will not be bonded and will come out of the Town's budget.
- The proposed 20-year bond for the design and construction of the Fire/Rescue Department is 1.5 Million

The proposed Station will cost us 15/cents per thousand or approximately \$45 per year for a \$300,000-dollar property.

Pivero added that we have benefited from a previous generation that more than likely donated their time to build the existing fire house. We got a lot of service out of that building but it has outlived its life expectancy. The Fire Station Building Committee proposed a 20-year bond and it is up to the Selectmen to choose other options available such as going 25 or a 30-year bond. Any questions or comments, we would love to hear from residents.

Fire Chief John Alcainho talked about being the newest individual on the Fire Department but has been involved with fire departments for the past 35 years. The Chief talked about the low ceiling as you go up the stairs to the

second floor with no ADA accessibility. Having no showers is difficult for after a fire there is soot and hazardous material on the gear and firefighters. Clearance for the trucks and the apron need to be addressed

Resident Bill Landry from Sargent Woods asked what is the life expectancy of the new building? Dennis Moran responded that with the possibility of expansion on the west side we are looking at 40+ years.

Resident Lorri Badolato, Zoe Lane asked about the new facility and if it has room for growth for additional apparatus and the plans for defraying the cost by selling the existing Central Fire Station. Does the cost of 1.5 million include the cost/revenue from the sale of the existing property? Chief Alcadinho responded that there is room for growth and expansion. Pivero responded that the sale price of the existing station is not included; the Selectmen would rule on what to do with the station once the building is no longer occupied by the Fire/Rescue Department. The committee recommends selling the property with the proceeds to offset the cost of the new station. Chairman Doggett explained that per a vote of the town, the Selectmen do not have the authority to sell property without authorization by the legislative body therefore a warrant article must be approved for this purpose. Vice Chairman Burrill added that he would like to see a committee involved with coming up with options to be considered similar to the Fire Station Building Committee. This committee has done a great job but the question on what to do with the existing station is putting the cart before the horse at this juncture.

Jamie Fitzpatrick of Walnut Farm asked about the control on possible over runs. Chairman Doggett responded that per State law the amount approved is the amount the town has to spend on the project; the state does allow the town to use the interest. Bottom line is if there are overruns then it would be paid out of the budget. Fitzpatrick asked if there are overruns, who is responsible to cover the additional expense. Chairman Doggett responded that he has been involved with many building contracts as part of the Sanborn School Board and there is language written into the contract for this purpose with a maximum amount for the building as presented.

Chairman Doggett asked if there are any questions on the bonding aspect of the article. No questions from the public.

Resident Lorri Badolato, Zoe Lane asked about a civil engineer drawing showing the location on the lot; Pivero responded that it is in the works and will have that available to view online soon.

Resident Fred Dinsmore, Zoe Lane added that from what he is hearing this will be a fixed price contract. Doggett responded yes that is correct. Dinsmore asked about the current building and the needs of the department; can the current structure hold the showers as stated earlier. Doggett responded that there is no land at this site for expansion.

Burrill moved to recommend warrant article #5 as written. Second by Foote with a unanimous vote.

Doggett closed the public hearing at 7:40pm.

Respectfully Submitted,

Mary Winglass, Office Manager

