



Town of Plaistow ♦ Board of Selectmen
145 Main Street ♦ Plaistow ♦ NH ♦ 03865

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: March 07, 2016

MEETING CALLED TO ORDER: 6:30 PM

SELECTMEN:

Selectman, Steve Ranlett, Chairman
Selectman, Joyce Ingerson
Selectman, Julian Kiszka

Selectman, John Sherman Vice Chairman
Selectman, Tammy Bergeron
Town Manager, Sean Fitzgerald

AGENDA

MINUTES

J. Sherman motions to approve the minutes of 02-29-16. Second by J. Ingerson

Vote: 4-0-1. (S. Ranlett)

Motion passes.

PUBLIC COMMENT

None

J. Sherman mentions the Public Hearing is scheduled at 7:30

TOWN MANAGER'S REPORT

Flags at Half Staff- Moment of silence for the passing of Former First Lady Nancy Reagan

Underwood Engineers - presentation at 7:00pm tonight for fire suppression

SRTS – Hoyle & Tanner – critical path

93 Plaistow Rd

Regional Selectmen's Meeting/April 14th

Chandler Ave Development

Public Safety Complex – Public Hearing tonight at 7:30

Atkinson Dispatch Contract Meeting

EPA Meeting April 11th

DOT Meeting

Follow up with Haverhill – water

LED lights

Household Hazardous Waste Day

Town Hall Lock System

Hale Spring Pump House/Deed

Veteran's Abatements

Handicap Van for seniors
Web Site Upgrade
Senator Ayotte
Meals on Wheels
Veterans – Library programs
Personnel Plan

UPDATE ON FIRE SUPPRESSION SYSTEM- UNDERWOOD ENGINEERS-KEITH PRATT

K. Pratt begins with a review of the existing fire suppression system. Plaistow is unique because we are the only known municipal water system that only provides fire suppression. We have 2 pumps, 1 is run by electricity and 1 by diesel. During a power outage the electric pump would not work. This system provides 125 psi which is good pressure. We have to maintain at least 20 psi to meet the needs of the existing FSS. The study found 3 possible options. The first one is to get water from Haverhill, the second is to get water from a regional area (perhaps Hampstead) and the third it for Plaistow to have its own tank. The conclusion shows that each option would provide a lower HGL (hydraulic grade line) but each would also provide 3000 to 3500 GPM for fire flows in most commercial locations. A reference point for reasonable fire flow is 3500 GPM which is average or above average. The sprinkler system has less pressure but would still be enough. The recommendation from the study supports a potable system is possible. A combination of solutions may be best. Such as getting water from Haverhill and installing a tank in Plaistow. More engineering studies would be needed to move forward but funding from GREE should pay for them.

J. Sherman mentions a new system would provide income to the Town as residents and businesses would pay the Town for water. Meters would be needed as well as rates established.

S. Ranlett thanks Keith for the presentation.

PUBLIC HEARING PUBLIC SAFETY COMPLEX BOND

S. Ranlett opens the Public Hearing at 7:35pm

Chief McArdle, Pat Schiavone, Gino Baroni & Dave Mermelstein are present.

S. Fitzgerald states we have a GMP (guaranteed maximum price) which means the absolute maximum amount to be spent will not exceed the 8.5 million. This building will support both the Police and Fire Departments for many years to come.

Chief McArdle begins by showing an updated site plan. This is a formal plan and shows the changes made to the access road. He discusses a fitness room which is not a fitness facility. The fitness room would benefit both departments as job requirements demand fitness tests for Police Officers and Firefighters.

P. Schiavone describes some of the deficiencies of the current station and how we are not compliant with many regulations due to size constraints. The number of calls has increased and the time it takes for many of these calls to be resolved has also increased. The way both Police and Fire calls are answered has changed dramatically over the years and has become much more complex.

G. Baroni discusses the team: we have an Architect, Construction Manager, and Owners Project Manager who have worked very hard to put together a cautious plan. The Contract Manager at Risk provides the GMP (guaranteed maximum price). He works with the team and monitors the budget all the way through the process to keep within the budget. If there is a positive vote at town meeting, they are ready to hit the ground running.

J. Ingerson inquires what happens if there is a need for extra money.

G. Baroni responds there is an owner's control contingency. If something unexpected happens such as a storage tank found in the ground we have the contingency in place (industry standard method) similar to a safety fund to cover such an event. If the contingency is not used it will be given back to the Town.

G. Baroni mentions both the contractor and OPM also hold contingencies and everything is open book. All requisitions show all expenses and reports are provided and reviewed monthly. The whole process is vetted.

S. Fitzgerald states the BOS as the governing body will be involved in reviewing the reports and checking the scope of the project, looking at all materials and components. The Town will get the most bang for its buck. We have a terrific team in place to move forward and give the Town something to be proud of. The bond market rates are low therefore this is a good time to move forward.

T. Bergeron inquires if any of Trident's projects have gone over budget.

G. Baroni responds no unless the owner authorized a change to the scope of the project.

S. Sherman inquires from Chief McArdle and Pat Schiavone what comments have been made by citizens who have toured the building.

P. Schiavone states one citizen asked if the project could wait but by the end of the tour the citizen agreed it is a current need.

Chief McArdle had a similar experience. Looking at the outside of the current building it is hard to see the deficiencies and the need for the project. He also mentions that many new regulations are required that were not required back in 1986 when the current facility was built for both Police and Fire Departments. Some of these include sight and sound separation, ventilation, bunker gear etc.

S. Fitzgerald states we are not required to hire an OPM but we did it to provide Professional Management of a multi-million dollar project. This puts the experts on our side.

J. Sherman thanks Pat Schiavone, Chief Jones and Chief McArdle for all of their efforts in the project.

T. Bergeron feels if any resident plans to vote no on this issue it is their responsibility to tour the building and learn the facts.

PUBLIC COMMENT:

B. Kiszka comes to the podium and inquires how much money will need to be spent on maintenance costs for the current safety complex if the bond issue fails tomorrow.

S. Fitzgerald states he does not have a dollar figure tonight but several things will need to be done. The apparatus bay needs to be painted, issues with the detective trailer need to be resolved, electrical fixtures need to be retrofitted to save electrical costs, overloaded capacity must be addressed, the HVAC system does not work properly. Making these changes piece meal will cost significantly more.

B. Kiszka states she has followed social media and many residents want to know how the 2016 revaluation will shift the tax burden between residential and commercial properties.

S. Fitzgerald states there is not an exact figure at this time but a few years back the shift went from residential to commercial. We have had some new growth with which will help expand the tax base and spread the burden more evenly.

B. Kiszka's final comment is, as a member of the Public Safety Expansion Committee, they have done their due diligence in hiring a competent team including an Architect, a CM and an OPM with a guaranteed maximum price. The town will not be seeking any more money for this project. She urges everyone to vote in favor of this project.

S. Fitzgerald mentions there has been many volunteers who have helped promote the need for the project.

Chief McArdle mentions that B. Kiszka has done a great job in coming up with alternative ideas to help promote the project and has worked extremely hard on the project.

G. Baroni states in response to B. Kiszka's first question, the expense to correct some of the issues on the current Safety Complex would be hundreds of thousands of dollars. Then the building would still not meet necessary regulations.

S. Ranlett closes the Public Hearing at 8:17pm

ACTION ITEM REVIEW

Reviewed

OTHER BUSINESS

SIGNATURE FOLDER

S. Ranlett states the signature folder and manifest are going around.

SELECTMENS REPORTS

J. Kiszka

- Posting Meetings and alerts on the Town's website
- Please get out and vote tomorrow
- Recreation meeting this week
- Not all committees are elected, most are volunteer

J. Sherman

- Budget Committee will reconvene in April
- Thanks Gayle for her hard work on the Town Report

T. Bergeron

- Nothing to report

J. Ingerson

- Planning Board Meeting- review language on proposed site plans
- Conservation Committee- Lot lines- site walk for easements from Southeast Land Trust
- Arbor Day is May 6th, rain date May 10th, the theme is “ Save the Trees Save the Planet”
- The Renewable Committee is looking for new members, they meet on the third Wednesday of the month at 5:00pm
- Please get out and vote tomorrow

S. Ranlett

- Nothing to report
- Voting at Pollard School from 7am to 8 pm. Many important issues along with the School issues

Public Meeting Adjourned at 8:35pm.

J. SHERMAN MOTIONS TO ENTER INTO NON PUBLIC SESSION: under RSA 9-A:311 (a) Personnel, (b) Hiring, (c) Reputation, (d) Negotiation, (e) Legal

J. Ingerson 2nd

Board Polled: S. Ranlett = yes, J. Sherman = yes, J. Ingerson = yes, T. Bergeron = yes, J. Kiszka = yes.

Non Public Session adjourned at 8:35pm

Public Session reopened at 9:00pm

S. Ranlett inquires if there is a motion to seal the non-public minutes of 8/3/15. There is no motion. These are now public record.

S. Ranlett inquires if there is a motion to seal the non-public minutes of 8/17/15.

J. Sherman motions to seal the non-public minutes of 8/17/15 for 3 years. Second by J. Kiszka.

Vote: 5-0-0

Motion passes.

S. Ranlett inquires if there is a motion to seal the non public minutes of 10/5/15.

J. Sherman motions to seal the non-public minutes of 10/5/15 for 3 years. Second by T. Bergeron.

Vote: 5-0-0

Motion Passes.

S. Ranlett inquires if there is a motion to seal the non public minutes of 11/6/15. There is no motion. These are now public record.

K. Raymond inquires if a matter of reason must be given for sealing minutes.

J. Ingerson responds the reason would be personnel, hiring, reputation, negotiation, or legal.

K. Raymond wants the minutes just sealed to be labeled with a reason.

J. Sherman states going forward a reason will be documented when minutes are sealed.

S. Ranlett adjourns the meeting at 9:03pm

Respectfully submitted,

Gayle Hamel
Recording Secretary