

MINUTES OF THE JULY 28, 2021

PEMBROKE CAPITAL IMPROVEMENT (CIP) COMMITTEE MEETING

SEWER COMMISSION, POLICE DEPARTMENT, AND FIRE DEPARTMENT REQUESTS

The CIP Committee held a meeting on July 28, 2022, at 6:00 p.m., at Pembroke Safety Center, Pembroke New Hampshire

The meeting was called to order by Gerry Fleury at 6:00 p.m. Those present and absent were as follows:

PRESENT:

Gerry Fleury CIP, Budget Committee	Jillian McNeil Recording Secretary
Rick Frederickson CIP, Selectman Rep	Peter Gagy Alt. Selectman
Kevin Foss CIP, Planning Board	Bethany Chase - Reynolds CIP, Resident
Rosemarie Michaud CIP, Resident	
Gene Gauss CIP, School Board	

ALSO PRESENT:

Paulette Malo
Office Manager, Pembroke Sewer Commission

Gary Gaskell,
Chief, Pembroke Police Department

Paul Gagnon
Chief, Pembroke Fire Department

EXCUSED:

Andrew Yonchak
CIP, Resident

Gene Gauss made a motion to accept the minutes of July 21, 2022 as amended. Rosemarie Michaud seconded the motion. Motion passed 5-0.

Gerry Fleury informed the Committee that Pentti Aalto will be sitting in on the meeting this week on behalf of the Energy Committee.

Sewer Commission – 2022 CIP Requests

Paulette Malo, Sewer Commission, discussed the proposal to bring a \$15m bond forward in March 2023 to interconnect with the City of Concord's existing sewer line. This project is proactive planning for future growth by securing capacity for the next 30-50 years. The Commission has been in negotiations with the Town of Allentown for 4-years to secure an additional 150,000 gallons. Hopefully, within the next few months, a new Intermunicipal Agreement (IMA) will be finalized. The Sewer Commission has been working with Underwood Engineers for 3-years on design flows from Concord. Phase 1 of the project would move pump station 3 at the intersection of Route 3 and Route 106 to Concord by intersecting the force main down gully hill and back up with the Manchester Street sewer lines. Phase 2 will take everything from Broadway going North on the east side of Route 3 to the Concord system. All of the Bow Lane and Donna Drive neighborhoods would still go to Allentown but approximately 300,000 gallons would be moved out of Allentown. This will give the Town room to grow. Part of the negotiations with the Allentown IMA, that Pembroke is fighting against, is having Engineers for projects in Pembroke pay for Allentown's Engineer to review every site plan once it is complete. It will cost developers a significant amount of money and create unnecessary hoops.

Gerry Fleury asked what authority Allentown has to mandate what goes down the pipe. Paulette answered that since it is their plant, they can do what they want.

Gerry asked if Concord is not running at full capacity and could use the additional flow. Paulette answered the additional flows at the treatment plant will help them.

Gerry asked if the rate to Concord will be more expensive than the rates to Allentown for rate payers. Paulette answered that it is too soon to tell. As Concord develops Integra Drive, they will need to upgrade some of the lines. That will ease some of the burden to Pembroke for upgrading the lines. The cost of the total project will be split between rate payers and bonded debt.

Gerry asked what the benefit will be to taxpayers on septic who will pay through their taxes for this project. Paulette explained that just like when the lines up Route 106 were put in, this will allow for more development. The flows that will go to Concord will be less regulated which is easier for industrial entities to enter Town. Concord does not want to control the capacity like Allentown does. Gene Gauss also shared concern for non-rate payers and how the project will get support. Paulette explained that the Route 3/Route 106 line was a \$3.3m project. The developments that were able to come in meant the Town could pay off the project in 3 years with the tax revenue rather than the planned 15. The pump station that was put in at White Sands was a 10-year loan that was paid off in 4 with the revenue it brought to Town. This project will also allow for larger developments which will help defray costs.

Rosemarie Michaud asked if this would help retain existing business and asked if have any left or been turned down because of the lack of capacity. Paulette explained that no one has left but entities like Pembroke Crossing want to put in a mixed-use building and are unable to due to current capacity. There are currently 5,000 allowable gallons a day left with Allentown. That is roughly 22 homes.

Gerry asked about the additional capacity that was agreed to last year. Paulette explained that 5,000 is all that is left from the original IMA. The 150,000 gallons that was discussed last year are the gallons that are under negotiation now. Gerry asked if the reduction to Allentown will open that area up for development. Paulette answered yes and also on the west side of Route 3.

Rick Frederickson asked the status of the 62 units and 3 households that are being built on the golf course. Paulette explained they cannot build until the 150,000 gallons comes though.

Gene Gauss asked what the Allentown Facility is capable of handling and would they be able to handle an additional 150,000 gallons a day in flows. Paulette explained Allentown has an unused 400,000 a day capacity. They are holding it for all the development that is currently happening in Allentown and reserving some for additional growth.

Rosemarie asked about the connection fee mentioned in the report by Underwood. Paulette explained those connection fees are a one-time fee and estimated based on what is known for current customers. The yearly cost for treating sewage is currently unknown.

Rosemarie stated that on the map there is designated space for the proposed senior housing facility on Beacon Hill Road but that is a septic area. Paulette explained that if the project came to fruition, it could be put on sewer.

Peter Gagyi asked what number of households on sewer are vs. septic. Paulette answered they have 2,400 accounts and 3,600 units. For example, Emerson Mill Apartments are 1 account but a total of 71 units.

Police Department – 2022 CIP Requests

Requests:

Ford Utility Cruiser	\$38,520
Ford Utility Cruiser	<u>\$38,520</u>
	\$77,040

Chief Gary Gaskell, presented the Police Department's 2022 CIP Requests. Chief Gaskell stated the Department currently has 8 cruisers and two unmarked vehicles for admin and investigations. Personnel are assigned to each vehicle, and they are monitored for wear and tear. Public Works conducts most of the maintenance but anything major is serviced at the Grappone Certified Ford dealership. Each cruiser they purchase comes with a standard 3 year/36,000-mile bumper to bumper warranty as well as a 5 year/100,000 powertrain warranty. There are currently 4 vehicles in the fleet out of warranty. Cruisers are purchased at dealerships that honor state bid pricing. Pricing is not available until the end of August 2022 so the cost in the CIP request is based on current pricing plus a suggested 7% increase. It was suggested by the equipment installers to add 10% to the cost of installation because the model that will be purchased is unknown and the current inside equipment on the vehicles being replaced is 10-15 years old and will not fit into any new models. The car that was approved was purchased in January 2022 still has no build date. Chief Gaskell did look into Hybrids but they are \$1,500-2,500 more than the regular gas models and harder to get.

Gerry Fleury asked if they have investigated Dodge Chargers like the State uses. Chief Gaskell explained they are a higher price and much faster than what is needed in Town.

Rosemarie Michaud stated that when looking at the maintenance reports, the costs and repairs do not seem that extensive or expensive and asked if the Department keep their vehicles longer. Chief Gaskell stated the administrative car is 11 years old and is not driven as much as the others. It is 2-wheel drive and not to be driven in snow. It does get used but it doesn't go far. They could look into keeping it but it is time for it to be replaced.

Gene Gauss asked if the estimates should be higher than a 5 or 7% increase. Chief Gaskell said he had the same concerns but the people who provided the recommendations are generally pretty on target.

Gerry Fleury asked if there are any reserve items that will be needed. Chief Gaskell answered that they have new firearms, 2 new ATV's, and vests will depend on hiring. The standard \$10,000 a year plus the \$80,000 balance will cover any plans for the next few years.

Peenti Aalto stated that moving toward electric vehicles should be a consideration, but also recognizes the industry is not quite there yet. Hybrids would improve efficiency and have lower operating costs that are not strictly gas savings. Chief Gaskell stated that they will continue to look into them and know hybrids would be a \$3-5,000 savings in fuel a year. They also have lower drive terrain maintenance.

Gerry Fleury discussed the differences in hybrid vehicles for Police Standards. Chief Gaskell stated that the City of Lebanon uses hybrids and they save 30-40% in fuel. They are also looking into getting electric bikes for the 4 bike certified officers.

Fire Department – 2022 CIP Requests

Requests:

Major Equipment Fund	\$154,350
Small Equipment Fund	<u>\$50,000</u>
	\$204,350

Fire Chief Paul Gagnon presented the 2022 CIP Requests. Chief Gagnon explained some vehicles were shifted to different years compared to last year's CIP schedule. There was originally \$90,000 set aside for the replacement of Forestry Tanker 1. A truck was given to them by the State and was completely renovated by the Department. This allowed them to move up replacing Rescue 1. Rescue 1 is 22 years old with rust and most importantly, a braking issue. The Chief is concerned how long it will take them to get a truck to replace it. If it is ordered in 2025, it may not come until 2027 which pushes the age of the vehicle up that much further. The pick-up truck or Utility 1 was moved to 2029. That will not be replaced with a brand-new truck. Chief Gagnon explained the small equipment fund has some issues. The portable radios that were purchased have not come in yet. They are told they will be there by September. The Self-Contained Breathing Apparatus (SCBA) compressor is no longer able to fill the newer packs. Rescue 1 has tanks to fill the SCBA but soon they will no longer be able to fill the current SCBA either. The SCBA bottles in the packs will expire in 2029 and the lead time to come in is also unknown. That purchase was also moved up the timeline to 2027 giving the firefighters long enough time to train on them before the bottles in the old packs expire.

Rosemarie Michaud asked if they should be ordered before 2027. Chief Gagnon stated they probably should, but he needs to look at the budget closer.

Gerry Fleury stated that if the \$250,000 for new SCBA is advanced one year, the capital reserve will be short by \$25,000. Chief Gagnon is aware and is also concerned. The costs may also rise between now and then. With current prices rising so much, the budget lines in this year are already at 70%. Gerry expressed the importance of having the SCBA and for the Chief to push the issue to get it. Chief Gagnon stated he is still learning about the budgeting process and would be more comfortable if the purchase was moved up to 2026 but he has to look at the budget impacts too. Gene Gauss suggested moving the purchase up to 2026 so they come in on time but since that will further the shortfall, he might want to consider a 1-year hit to cover it. Kevin Foss suggested adding a little more to reserves each year to account for the moved-up date. Gerry suggested meeting with the Town Administrator to figure out the timeline.

Gerry asked how their rescue boat is holding up. Chief Gagnon stated they mostly use it for the yearly regatta and it is in really good condition.

Pentti Aalto thanked the Chief for working with the forestry truck to make old new again. Pentti suggested adding solar panels to the roof. Chief Gagnon said that there are electric fire trucks, but they have 4-hr capacity hose which is not nearly enough since we have 12hr+ fires.

The next meeting will take place at the Memorial Field to discuss the Recreation CIP Requests.

There being no further business to come before the Committee, Kevin Foss made a motion to adjourn, the motion was seconded by Rosemarie Michaud, and the meeting was adjourned at 7:32 p.m.