

TOWN OF PETERBOROUGH
CAPITAL IMPROVEMENTS COMMITTEE

September 29, 2021 at 1:00 p.m.

MINUTES

Present: Bob Hanson, Ed Juengst, Lindsay Dreyer, Leandra MacDonald, Alan Zeller, Valerie Jenkins and Carl Mabbs-Zeno

Staff Present: Danica Melone and Laura Norton, Office of Planning & Building and Lilly Gilligan, Finance Department

Chair Hanson called the meeting to order at 1:00 p.m. and introduced the Members and Staff and welcomed new Planning Board representative Lindsay Dreyer.

Election of Officers:

A motion was made/seconded (Zeller/Dreyer) to re-elect Bob Hanson as Chairman with all in favor.

A motion was made/seconded (MacDonald/Hanson) to elect Valerie Jenkins as Vice Chairman with all in favor.

Minutes:

A motion was made/seconded (Zeller/MacDonald) to approve the Minutes of November 21, 2020 with a correction with all in favor.

Review of 2020 CIP Recommendations:

Ms. Melone projected the plan as presented to the Budget Committee and briefly reviewed adjustments to the Recreation and Highway Department requests in an attempt to distribute the debt more evenly. She also told the members the Community Center still held several placeholder number for further review and discussion this year. Ms. Melone briefly reviewed the CIP Committee's recommendation to the Selectboard to consider charging the ConVal School

District for their use of the tennis courts and that such a charge would significantly assist funding for the required maintenance of the courts on a yearly basis.

Ms. MacDonald briefly reviewed how the Board of Selectmen accepted the old armory from the New Hampshire National Guard with the plan to have the Peterborough Recreation Department run programs in the building, resulting in covering the maintenance costs. She briefly reviewed last year's the \$60,000 request a full building assessment, with the committee in disagreement, noting \$60,000 was a lot of money just for an assessment of the work that needed to be done. Chair Hanson recollected that they had discussed the extensive amount of work required and that they had decided the work it should be under the purview of the Department of Public Works, just like the Town Hall.

"Who *does* manage it?" asked Ms. Dreyer adding "there does not seem to be a clear picture, there should be a vision plan for the Community Center which is really a money pit" and asked, "why don't we just sell it?"

Mr. Mabbs-Zeno noted that originally the thought was that the Recreation Department will pay for its maintenance and repairs out of its budget (revenues generated by community center events). Another member pointed out the town uses the Community Center for state and federal elections as well as several other events that have migrated to that location. Ms. Dreyer acknowledged that she was new to the committee and that she did not want to be out of bounds, adding "but I *am* going to have questions." "We don't want to lose it" replied Mr. Mabbs-Zeno adding "but it needs to be fixed with the proper vision and management."

Ms. MacDonald briefly reviewed the role of the CIP Committee. "We are not a budget or legislative body" she said adding "we take the recommendations from the Department Heads and try to budget *long distance* fiscal flow." She went on to say requests are not just wish lists, "we query the department heads" adding "and that is not the only vetting they get, but we are the *only* ones looking out past the next budget cycle."

Ms. Dreyer told the members she'd grown up in this town and had moved back four years ago after having been away. "I love this town and I am asking questions now because I am 38 years old and will be here for a long time" she said.

The members briefly revisited the disrepair for the Community Center floor, roof and windows. They noted the need to remove asbestos from the building as well as their recommendation to get an overall estimate from the Department of Public

Works and not a consultant. “And an estimate done in smart order” interjected Mr. Hanson (referring to the order of repairs for instance fixing the roof and windows before tackling the floor).

It was noted that Southeast Community Services has recently leased space at the Center. Mr. Juengst told the members, “that is a really good thing. They help people in need without having to come to the town for assistance that we would be obligated to pay.” He also noted the Peterborough Food Pantry was located at the Center as well.

Moving on with changes Ms. Gilligan noted a change to the overall Debt Services “which was about one million less than what is owed.” She went on to point out the difference between the General Fund and Enterprise Funds and the *true* debt service commitment.

Ms. Gilligan went on to say she was renegotiating present loans *with* and potential loan transfers *to* the Municipal Bond Bank at a rate of lower than 2%

Another factor discussed was the approval of the new DPW facility coupled with the tentative plans for the new Fire Station and the potential for the Police Department joining the municipal campus in the future.

CIP Process for FY 2023:

Meeting Schedule: The members agreed to meet Thursdays at 2:00 p.m. each week

Site Visits: Site Visits for Police and Recreation Departments on October 6, 2021 at 4:00 p.m. for the October 7th meeting and the DPW and Fire Department on October 13, 2021 at 2:00 p.m. for the October 14th meeting.

Material for Next Week: The members agreed to pick up their meeting material at the Office of Planning and Building.

Mr. Mabbs-Zeno suggested Ms. Melone contact Library Director Corrine Chronopoulos to ask her about any CIP issues for FY 2023.

Next Meeting:

October 7, 2021 at 2:00 p.m.

The meeting adjourned at 1:45 p.m.

Respectfully submitted,

Laura Norton

Office of Planning & Building

