

APPROVED
Candia's Virtual Selectmen's Public Session Minutes
August 14th, 2023, 6:30 pm

Note: Individual roll call has been taken after each motion.

6:30 pm Chair Brien Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

Attendance: Chair Brien Brock, Selectman Boyd Chivers, Selectman Patrick Moran, Selectman Susan Young and Town Administrator Andria Hansen. **Absent:** Selectman Russ Dann

PUBLIC HEARING: Opened at 6:31pm

(6:35pm Selectman Dann joined in the meeting via phone)

Selectman Brock stated the Public Hearing is to expend some of the money out of the Capital Improvement Reserve Fund. It is for the disposal of the buildings the Town purchased that is located on 100 Raymond Road. The amount of the proposal is \$21,000. The Chair asked if the Board had any questions. Selectman Young asked if there was only one proposal presented to them and believed they needed three. Chair Brock said they only have one, and it is a demolition company the Severino's company uses. Selectman Dann pointed out one important factor to consider is that the Town will be having Hazardous Waste Day on September 23rd for any of the hazardous waste in the buildings. Depending on what the materials involved are, they cannot store it anywhere, and they do not have the proper storage.

Town Administrator Hansen confirmed the Town's Policy states the Selectmen do have the authority to waive the requirement of providing three proposals. She confirmed the property currently has liability insurance coverage. Selectman Young asked if they needed to do the demolition now if they are not sure if the taxpayers would be voting through for the PD building. Chair Brock said yes, they need to do the demo now. They posted no trespassing signs up on the property, however it is still a liability to the Town.

Selectman Chivers said demolition of the buildings means they would be doing site work there before the financing is approved by the voters. He feels the building could be destroyed in a few days before they begin working on the construction if it passes. Selectman Young questioned if the estimate for the construction plans of the new PD building had changed from 4.2 million to half. Chair Brock stated they had their plans re-engineered and the price changed from 4 million to 2.5 million.

Selectman Chivers said that once they start spending money on this property, they will have given up any consideration of alternatives on additions to the Town Hall building. Chair Brock said he believes it is cheaper to build from scratch than it is to modify an existing building. They had discussed this numerous times that they did not want to do anything at the Town Hall location and wanted to stay focused on the property on Raymond Road. Selectman Dann said that they have been working on the plans for a long time, and why are these people who did not come forward to their meetings prior, as the entire committee was there to talk and discuss this. The residents in town have already given them the authority to purchase the property for the future growth of the Police, Fire and Highway Departments. Selectman Young said did not agree. She believes the land was a good purchase as it was under the appraised value amount and does not believe anyone had a problem with securing that property, however in her opinion, it does not mean we have to do the demolition. Selectman Dann stated there is a liability on the buildings and they should be torn down. He said they asked the Fire Department what they wanted to do with it and they have not come back with anything and it has lingered on. Chair Brock said that is not completely true and clarified by stating that the Fire Department said they could not burn it, but they could possibly do some smoke testing.

Selectmen Moran said if they do not build on the purchased property, adding \$21,000 to the purchase price of the lot to make it a safer site and they would not be losing anything.

Fire Chief Young explained how they went to look at the building and noted several things including the floors that were not safe to walk on to do the training. He said it is complicated and they cannot just burn it

down, as it could be very costly if any of the wires were burned and it was not something the Fire Department wanted to do.

Public Comments:

Bill Saffie (resident) asked why the project was put on hold by town voting on the warrant article. Chair Brock said that it was never put on hold and they had hearings, therefore it was never proposed for the Town to vote on.

Dean Young (resident) said in March 2023, if the warrant article for the future PD building does not pass at voting, then Plan B will be about adding on to the Town Hall building.

Judith Szot (resident) informed the Board that that when the Town Hall building was originally proposed several years ago at town meeting it was a large, very expensive building and everyone turned it down. In some of the meetings they discussed cape style plans in order to add or expand on to it if they needed more space in the future. She stated that coming up with the new proposal for a 2.5 million building is a huge expenditure for the Town and there is a possibility they could have more space at the Town Hall without spending a huge amount.

Bill Keena (resident) stated from what he is hearing is that it is a reasonable expense to enhance the safety and the value of the property itself. To him it makes reasonable sense to demo the buildings.

Ron Severino stated he believes the demolition at the property needs to be done sooner or later. The proposal from DeFranzo Demolition Corp. is a reputable company that has worked with him and they have been very good to them. If the buildings do not come down now, there could be liabilities. He pointed out that it would not be cheap adding on to the Town Hall building for the PD. There is not much room on the lot, and when adding on to the Town Hall you are still going to spend a lot of money. If you decide to add on to the PD where would you go if you need to add on for the Town Offices, because they are currently working in tight office spaces.

The Board was questioned about having more quotes from other companies. Chair Brock stated they will not be receiving any more quotes as they have faith with the company they have chosen.

Selectman Young stated when the first proposal came in for 4.5 million for the PD, Dean Young had gone out to measure the Town Hall property, and it was the same square footage and now it has change to be smaller, therefore her opinion is that they could accommodate a smaller part out back including the parking. She does not know if she agrees with Mr. Severino if starting from scratch is less expensive. She said that they had a Capital Improvement Fund that the taxpayers voted to put \$360,000 in it and the money is almost gone and spent it on the PD project. In March 2023 the voters agreed to place \$300,000 back into the Savings Account and feels this money is going to be dwindling away, because at the last Selectmen's meeting she had asked if she can get a group together to explore adding/expanding to the Town Hall and if they can have some money for the engineers to draw up plans, and that it was not done because the committee did want it. Which is fine but you need several options. She said if Ron Severino recommends this, she will go with his proposal because she feels he has the best interest for the town.

Selectman Moran stated he is more inclined to support a single proposal to a company that is recommended by someone who has done a lot for this town and with a company that is going to represent their name in doing this project. They will be more inclined to do things the right way. You may have more proposals and they might be cheaper, but you will have no idea what you will be left with. DeFranzo is a good name company, and we will have their phone number to call if things are not done as specified.

Ron Severino commented that they do a lot of demo work with this company and this is a reasonable price.

Joe Silviera (resident) agrees with Selectman Moran with the fact that if we have a local person who uses this company and that it will also increase the value of the property. If the Town decides to sell the property then it would be worth more money, and if the buildings are removed no one would get hurt.

Motion: Selectmen Chivers made a motion to approve the contract from DeFranzo Demolition Corp. to remove the buildings at 100 Raymond Road for \$21,000. Selectman Moran seconded. All in favor. Motion carried by a vote of (5-0-0).

PUBLIC HEARING: Closed at 6:58pm

Approval of Minutes: Public session minutes of July 10th, 2023. None noted.

Motion: Selectmen Moran made a motion to approve the July 10th, 2023, Public Session Minutes as presented. Selectman Chivers seconded. All in favor. Motion carried by a vote of (4-0-0).

Approval of Minutes: Work Session minutes of July 25th, 2023. None noted.

Motion: Selectmen Moran made a motion to approve the July 25th, 2023, Work Session Minutes as presented. Selectman Chivers seconded. All in favor. Motion carried by a vote of (4-0-0).

Approval of Minutes: Non Public session minutes of July 10th and July 21st, 2023. None noted.

Motion: Selectmen Moran made a motion to approve the July 10th and July 25th 2023, Sealed Non Public Session Minutes as presented. Selectman Chivers seconded. All in favor. Motion carried by a vote of (4-0-0).

Department Reports: Highway; Police; Fire; Building; Solid Waste; Budget; Other

Road Agent: Road Agent J. Wuebbolt read the report and gave an update.

Police Department: Selectman Moran read the report.

Fire Department: Selectman Chivers read the report.

Building: Building Inspector read the report and updates. He stated the Town of Newton attempted to build a new Fire Department and it took four years before it was finally approved by the voters.

Solid Waste Department: Selectmen Dann read the report and gave an update.

Budget: Selectman Young stated NHMA (New Hampshire Municipal Association) is accepting reservations for a Budget & Finance Workshop on September 19th, 2023. Selectman Young made a request to have the Planning Board added to the agenda monthly. Rudy Cartier agreed to write up information for them and will go to the Board of Selectman Meetings to keep them updated.

NEW BUSINESS

Candia Post 91 Memorial: Joseph Silveira came before the Board on behalf of the Candia American Legion Club. He announced their charter has ended and the members felt that they could not give up their charter without trying to remember all the members from 1946-2023 that have passed and the present that have been with them. He proposed a granite bench in memory of the members past and present of the American Legion Candia Post 91. The members have asked for the bench to be placed where they generally meet for services. It was donated by the Candia Post 91 members with money they had. It will be installed by Manchester Memorial Company.

MOTION: Selectman Young made a motion to approve the American Legion to place a granite bench at the Memorial on High Street. Selectman Moran seconded. All were in favor. Motion carried. (4-0-0). The Board thanked the American Legion for their services throughout the many years.

Reval Proposal: Town Administrator Hansen said the revaluation of properties is coming up in 2024 and Town Assessor Steve Hamilton has submitted a proposal for the Town. The Board agreed for Mr. Hamilton of Whitney Consulting Group to complete the 2024 revaluation.

MOTION: Selectman Chivers made a motion to accept the proposal from Whitney Consulting Group contract to perform the revaluation in 2024 for the Town of Candia in the amount of \$126,000. Selectman Young seconded. All were in favor. Motion carried. (4-0-0).

Budget Meeting Date: The Board agreed to have their Town Budget Meeting scheduled on Friday, September 15th @ 3:00pm at the Town Hall.

Discontinued Roads: Town Administrator Hansen stated there have been some issues that have come up with a few residents that are blocking access to properties on discontinued roads and some of the residents want the town to be involved. In the past it is the residents in Candia who were the ones that voted for the discontinued roads. The Town of Candia does not have a policy for discontinued roads, but she will keep these minutes documenting the Board did have a discussion on the subject and confirmed the Town will not get involved when disputes arise, and it would be considered a civil matter. Discussion ensued.

Dick Snow's Resignation: Dick Snow a member of the Budget Committee submitted his letter of resignation effective August 5th, 2023.

MOTION: Selectman Young made a motion to accept the resignation of Dick Snow on the Budget Committee effective August 5th, 2023 with deep regret and the Board thanks him for all his years of being involved. Selectman Moran seconded. All were in favor. Motion carried. (4-0-0).

ZBA Appointment: Selectman Chivers gave his high regard for Mr. Keena to be a member of the ZBA. The ZBA submitted a letter of recommendation to the Board.

MOTION: Selectman Chivers made a motion to accept the appointment of Bill Keena as a member of the ZBA. Selectman Young seconded. All were in favor. Motion carried. (4-0-0).

OLD BUSINESS

Grade & Step Metrix: Town Administrator Hansen gave the Board the extended Grade & Step Metrix spreadsheet for Town Employees that was revised in their previous workshop meeting on July 21st, 2023.

OTHER BUSINESS

Request to purchase town owned property (Map 409 Lot 107 1): The Town received a request to purchase town owned property on Map 409 Lot 107 1. In conclusion the Board made the decision to advertise the property for the appraised value of \$12,000 and Town Administrator Hansen will place it as a sealed bid.

Town Warrant: The Board discussed if they would want recommendations added on the ballot and will have a conversation at a later date.

Calendar:

- Candia Old Home Day on Saturday, August 26th, 2023 from 11am-2pm.
- Next Board of Selectman's Meeting on Monday, August 28th, 2023 @ 6:30pm.

Public Input: None noted.

7:37pm MOTION: Selectman Moran made a motion to adjourn the Public Meeting. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of 4-0-0.

Linda Chandonnet
Recording Secretary