

**Center Harbor Board of Selectmen  
Public Hearing Minutes  
February 18, 2010**

Chairman Charles Hanson called the Public Hearing to order at 7:01 pm. Present were Selectmen Richard Drenkhahn and Randy Mattson, Building Committee members Pete Loudon, Trevor Chase, Steve Condojani, Bob Chance, Advisor Chief Mark Chase, Architect Gary Goudreau, Keith Mcbey of Bonnette, Page and Stone and Secretary Janet Kimball. Also attending were residents John Walsh, Dennis Schofield, Dick Adams, Tina Hashem, Dick Harlow, Mary and Frank Fancher, Jan and Normand Jalbert and Erin Plummer and Emily Buren of the Meredith News.

Chairman Hanson began the meeting by introducing the Selectmen, members of the Building Committee, Gary Goudreau and Keith Mcbey. Mr. Goudreau was asked to do a presentation of the final designs and to recap as to where the project is to date. Mr. Hanson stated that the meeting was about information and about what would be voted on at Town Meeting; that this was the final design and that no changes would be made other than internal minor construction changes.

Mr. Goudreau explained that when he was hired he and the Building Committee looked at several potential building parcels including town property behind the Congregational Church and the old Brooks property, the Highway Department parcel and the present Town Hall. The Brooks property TML 9-10 was the final choice for the new Police Facility. This location reinforces the municipal center of town being in direct proximity of the Town Offices, Fire Department and Library. The current configuration allows a savings of 84% park green space. The park will be reconstructed to include the current items in the park i.e. bird bath, benches etc. He also mentioned that the Library Trustees are very much in favor in hopes that the park will have more use. He explained the facility layout emphasizing that the design had been downsized from the original in an attempt to keep the building as small as possible and still be functional with room for future expansion.

Mr. Hanson then invited the audience to ask questions.

**Dennis Schofield:**

- Asked to explain the proposed outside lighting and how high it would be.

**Mr. Goudreau:** Showed location of lights and estimated the height to be 12' to 14' with cut off fixtures so that light will not spill over the property lines.

- Where will the generator be placed?

**Mr. Goudreau:** Showed location of generator with landscaping around to conceal it.

**Franklin Fancher:**

- Asked how large the community room was and how it compared in size to the Cary Mead Room.

**Mr. Goudreau:** The room is 650' sq. ft. and approximately 2/3 the size of the Cary Mead Room.

**Joan Jalbert:**

- Asked if the construction estimates have changed since the last meeting.

**Charley Hanson:** Currently using a budget figure of \$1,300,000.

**Keith Mcbey:** Explained that the project had been formally bid out. He feels that even with improvements, we will still be at \$1,300,000 or under.

-Asked if the drainage issue on Chase Circle had been addressed.

**Mr. Goudreau:** There will be less pavement which will allow water to perk into the soil. A rain garden will be established to contain excess rain and an overflow will direct water to an underground pipe that will send it into the catch basin.

**John Walsh:**

- Asked how far to the property line from the back of the building and what will be in that space. What does the back of the building look like?

**Charley Hanson:** The space in back of the building will be left as green space. A Park Committee has been appointed with the charge of coming up with a plan for the area pending the vote at town meeting.

**Mr. Goudreau:** The building will be approximately 70' from the property line. He showed a sketch of the back of the building.

**Mrs. Fancher:**

- Asked what the difference in money was from the last meeting to the current bid.

**Keith Mcbey:** \$100,000. The new design eliminated one sallyport, two dormers and the prosecutor's office.

**Charley Hanson:** Stated that the Building Committee has gone to great effort to keep within the basic needs of the police department.

**Dick Adams:**

- Asked if the \$1,300,000 was the total project cost.

**Mr. Goudreau:** Yes, includes all soft costs - cameras, computers, etc.

**Charley Hanson:** Chief Chase has been pursuing some grants to help with the soft costs which will lessen the overall cost if received.

**Chief Chase:** The grant from USDA will cover 50% of certain items but cannot be applied for until the project is approved.

- Asked who bid.

**Keith Mcbey:** Stated that ads were placed in several newspapers and magazines and that over 60 bids had been received for various areas of the project.

- Asked if the sallyport was wide enough to comfortably open the doors of an SUV and if radiant heat would be used in the flooring.

**Mr. Goudreau:** Yes to both

- Asked if cost included demolition of the old Brooks house.

**Mr. Goudreau:** Yes

**Dick Harlow:**

- Asked if the USDA was the Department of Agriculture.

**Chief Chase:** Yes

**John Walsh:**

- Asked when the project would be completed if passed.

**Keith Mcbey:** Ground would break in the spring and the building would be complete by the end of 2010.

Charley Hanson explained that we are pursuing a 30 year note with USDA World Development that we can prepay. The plan is to take some money for the first ten years to pay down the principal. We will treat it like a 20 year bond to insure a significant savings. If it were to go 30 years it would have an impact of .15 per thousand. With current budgeted projects being completed there will not be an impact on the tax rate. Mr. Schofield feels that going forward there would be an increase in taxes. Mr. Hanson said that this project has been in the works for over eight years. In 2002 an independent auditor identified deficiencies in the police work space. A Space Needs Committee was formed in 2006 and determined the number one need was space for the Police Department. In 2008 the Building Committee was formed to address this issue. Mr. Hanson stated that the Board of Selectmen is in support of this project. In the last 1 1/2 years prices have come down dramatically for construction. Mr. Mcbey added that historically prices go up 8% to 12% a year. The cost for the police facility is down 10%. Cost wise, it is a good time to do the project. Dick Harlow commented that the current interest rates are the best he has ever heard of. Chief Chase stated the budgeted figure is the worst case scenario.

Charley Hanson stated that someone from the Building Committee would be available during Town Meeting day to answer any questions. At the evening deliberative session, the vote for the Police Facility will be the first on the agenda. A 2/3 majority is needed for it to carry. Dennis Schofield asked why this vote is not on the ballot. Mr. Hanson explained that it is a special warrant article because it is a bond issue which requires a majority vote.

Mr. Hanson took time to thank the Building Committee, Mr. Goudreau and Mr. Mcbey for all they have done for this project.

At 7:44 pm Charley Hanson motioned to adjourn the Public Hearing. It was seconded by Randy Mattson and all were in favor.

Respectfully submitted,

Janet Kimball, Secretary