

**BOARD OF SELECTMEN  
MEETING MINUTES  
Public Bond Hearing  
Proposed Police Station  
January 13, 2012**

**PRESENT:** SEAN P. MURPHY, CHAIRMAN; RICHARD H. HARTUNG, SELECTMAN; PRISCILLA R. LINDQUIST, SELECTMAN; SALLY THERIAULT, ADMINISTRATIVE ASSISTANT

Budget Committee Members: B. Vass, B. O'Brien, M. Murphy, P. Wentworth, C. Hastings  
Guests: J. Mesa-Tejada, P. Williams, J. Beaudoin, S. Londrigan, J. Graham, K. Emerson, J. Stewart, R. Clark

The public hearing was opened at 7:00 pm.

The Hampstead Board of Selectmen will hold a public hearing on Friday, January 13<sup>th</sup> at 7:00 p.m. at the Hampstead Town Office Building, 11 Main Street, Hampstead, NH for the purpose of hearing public testimony and gathering information on the proposed bond or note warrant article in excess of \$100,000.

**ARTICLE 6**

To see if the voters of the Town will vote to raise and appropriate the sum of One Million Five Hundred Thirty Eight Thousand Three Hundred Dollars and no Cents (\$1,538,300.) for the purpose of financing the construction of a new Police Station on Town owned land (Map 7, Lot 10) and equipping same, which building will house the Town's Police Department, and to authorize the issuance of bonds or notes of not more than One Million Five Hundred Thirty Eight Thousand Three Hundred Dollars and no Cents (\$1,538,300.) under and in compliance with the Municipal Finance Act, RSA 33:1 et seq., as amended, and to authorize the Board of Selectmen to 1) apply for, obtain, and accept federal, state and other aid, if any, which may be available for said project and to comply with all laws applicable to said project; 2) issue, negotiate, sell, and deliver said bonds and notes; 3) determine the rate of interest thereon and the maturity and other terms thereof; 4) take any other action or pass any other vote relative thereto. This article requires a 3/5 majority vote to pass.

If this article passes, Article # 9 will be null and void.

**ARTICLE 9**

To see if the Town will vote to raise and appropriate Fifty Four Thousand Dollars (\$54,000) for full engineering and architectural services for the proposed police station's building design and site plans. If Article # 6 passes this article will be null and void.

Mr. Stewart, Chairman of the Police Station Building Committee opened the hearing thanking the Selectmen and Budget Committee. He noted the members of the committees that have given a lot of their time and expertise. He also thanked Sal Moccia from Hampstead Design for their assistance and Jim Lavelle from Lavelle Land Surveyors for their donation. He explained that Kyle Barker of Barker Architects is the architect and Mark Gross of MHF Design is the civil engineer. He presented Mr. Londrigan who had a prepared power point demonstration.

The proposed station is at 7600 square feet and the current committee does not see the need for expansion. They presented a breakdown of the costs as follows,

Building Construction	\$1,050,000
Site Development	195,000
Design Fees	64,000
Required Technology/Equipment	200,000
Administrative Costs	23,000
Services & Utilities	6,300
Contingency	62,500
Total Cost not to exceed	\$1,538,300

The Committee was looking at a 10 year bond at 3.5% interest. The bond would go from 2012-2022 with the first payment due in 2013. The estimated cost per \$100,000 valuation in year one is \$21.00 and in year 10 \$16.00.

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Mr. Kyle Barker was introduced to speak. He noted that he was the architect on the prior station proposals so he is very familiar with the area. He noted that there are 2 designs and each has benefits and down sides. He is trying to determine which one will work best for that location. He noted that he is still digesting the changes and is trying to incorporate them into something that will work for that site. He noted some of the construction items, such as a canopy over the entrance, which will provide a look of importance and protection from the elements. There will also be double hung windows, and siding. He explained that there hasn't been a decision on a shingle roof or metal roof yet. They are trying to insure that every item and every space fits the needs.

Mr. Stewart spoke stating that this isn't the first time on the ballot and it has been approved in the past, it just did not meet the required 3/5 vote. He is hoping this year to have 98% to 100% of the votes. He explained that they have tried to be as transparent as possible through out the whole process and all meetings are open to the public to attend. There is a website and it will be updated with the minutes and designs. He asked those that were against the station to let them know why, maybe it is something that can be addressed that they hadn't thought of.

Mr. Vass asked what the equipment was. Mr. Stewart explained that it is for what they will need. The current police station is equipped with what they will need, so the Chief will have everything that can be moved from the old station to the new one. Mr. Vass asked the projected start/completion date. Mr. Stewart stated that they hadn't sorted through all that yet but anticipate that if Town Meeting approves it they would have time to do the RFP for the builder and subs. The bond bank due date is July 15<sup>th</sup>. He said that they are hoping to use volunteer help for items such as landscaping. If everything moves along, they would probably look to break ground in September and it would take about 9-10 months to complete.

M. Murphy asked why the warrant article for the bond has \$64,000 for the design yet article 9, asks for only \$54,000 (to pay for design costs, if the bond article fails). Mr. Barker explained that if the building is passed, there is more work for them to do which amounts to the \$10,000 such as putting the proposal out to bid.

M. Murphy asked what the administrative costs were. Mr. Barker explained that they are for the legal fees, filing fees, bond attorney, testing and clerk of works if needed. There was a question on prepaying the bond and whether or not there was a penalty for it. Mr. Stewart stated they would look into that.

There was a question as to how many people would fit into the training room. It is estimated that about 25 could sit around the table. Mr. Hastings asked if it would be used along with the Middle School because if it was to be used as a shelter, it wouldn't be large enough. Mr. Stewart responded that it would hold maybe 25 at night and having this at the police station would allow the school to operate. Mr. Stewart was asked if the grant they are applying for was a matching grant or not. The response was that it is a matching grant. Mr. Stewart said that he has met with the EMD, Sandy Koleque-Spalaris and they believe that Homeland Security could pay the cost of the building where the EOC is to be located. Mr. M. Murphy asked if they were building the station on hopes that they are getting the grant? Mr. Stewart said no. He also noted that in the recent incident in town that held numerous agencies, there was no smooth place for the departments to come together. Mr. M. Murphy noted his concerns about the two stated mandates, one being the federal mandate on the EOC and the second being on the jail cells. He believes that if the State mandates it, then it should be paid for by the State. Chief Beaudoin responded that the juveniles have to be kept separate by sight and by sound from the adults being held. The rules on municipal buildings are one thing, and then for a police station there are additional requirements such as a remotely flushable toilet. He also explained that there is no state mandate on the jail cells, but it is clear on how to handle juveniles and prisoners for the officer's safety. Sometimes there are kids picked up, just because they were with their parents and they would need a room away from the cells until someone could pick them up.

Mr. Mesa-Tejada asked about the \$200,000 for required technology and equipment. He wanted to know if this was for the FFE (furniture fixtures and equipment). Mr. Barker told him that this was for new equipment needed and that everything that could be moved from the old station would be moved. Mr. Mesa-Tejada asked about the driveway seeing that it is written in the article. It was determined that this would need to be removed. The driveway for the police station would be from the Stage Road area at the Town Garage.

**Selectman Hartung motioned to remove the word driveway from article 6. Selectman Lindquist seconded the motion. The motion passed unanimously.**

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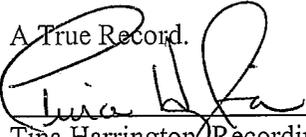
Mr. Mesa-Tejada asked if there was an allowance for the pump sprinkling system and Mr. Barker responded that it had not been determined yet. Mr. Stewart stated that if needed it would be part of the \$1,050,000 building costs. Mr. Mesa-Tejada asked that the website could be updated and the floor plans placed on it. People might be frustrated going to the site and not seeing anything current. Mr. Stewart and Mrs. Graham will get it updated. Mr. Stewart also said that once there was an agreement they would put the floor plan up. There was a question about the energy costs. It was noted that the new station is larger but should be more energy efficient. There are no estimates yet for the costs. They have looked into geo-thermal as well as solar energy. They will have more of that information available for the deliberative session. Mr. M. Murphy mentioned that the committee should be careful on electioneering. Mrs. Theriault will look into the rules as to whether or not the committee could ask residents for their support.

Mr. Mesa-Tejada asked Mr. Barker if the station would be a slab. Mr. Barker responded that they are exploring ideas and it depends on how it is situated on the site. Both plans have radically different site plans.

The public hearing closed at 8:02 pm

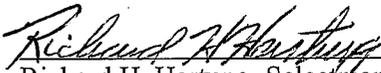
*Selectman Hartung made a motion to adjourn at 8:02 p.m. Selectman Lindquist seconded the motion. The motion passed unanimously.*

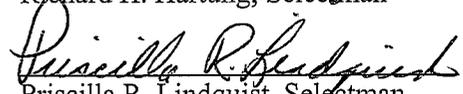
A True Record.

  
Tina Harrington, Recording Secretary

Approved By:

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Sean P. Murphy, Chairman

  
Richard H. Hartung, Selectman

  
Priscilla R. Lindquist, Selectman