

Meeting Minutes

City of Nashua
Capital Improvements Committee
February 13, 2023
Room 208, 6:30 PM

The meeting was called to order at 6:30 PM by Scott LeClair, Chair of the Planning Board and Capital Improvement Committee

Introduction of Members Present: (Roll Call)

Scott LeClair
Charlie Budris
Rose Evans- 6:40 pm
Ald. Jette
Sam Durfee
Larry Szetela-via phone
John Griffin
Bob Canaway – 6:45 pm

Review and Approval of Meeting Minutes of February 6, 2023 Meeting

Motion to approve as written: Alderman Jette
Seconded: Larry Szetela
All in favor

Presentations

Communications Division – Bill Mansfield

Tonight I have two projects that we're looking for funding. One is for next year, and that would be the building refurbishment. I had it on last year's capital improvement for this year a higher priority came out this year but we'll talk about this one first. I have given you pictures so you'd have an idea of what we are looking at. So the Communications Division has 3 facilities, 3 tower site through the City. Each of these tower sites has concrete buildings that have not been touch in over 23 years. As you can see by the pictures that paint is chipping, mold growing on the outside of the facilities, we've had infestation of bugs that has taken all the insulation out of the buildings. The site off Shakespeare Rd we had ants, there has been seepage of water on the floors. What we would do is, of the 3 facilities we'd want to make them water tight again. Someone would be brought in to pressure wash the exterior and roof, new coating on top of the roof, reseal all of the seams, paint them; fixing any rust, replace floor that has been coming up because of the water seepage and replace insulation inside the walls. The insulation is a plastic material and for some reason the ants like this material. We believe we have gotten rid of the ants, we will be spraying again in the spring. These buildings are 23 years old, the air conditioning units have been replaced so those units are good for another 8 to 9 years. We are looking for funds to just clean up the buildings, it's a major component of the radio system for the City. Again this is for FY25. Any questions?

John Griffin: How much was the cost?

Bill Mansfield: The latest quote I received on it, was \$120,000 to do all three buildings.

John Griffin: And you're saying that you don't need that for 2024,

Bill Mansfield: I'm pushing it out to 2025

John Griffin: OK

Rose Evans: I'm sorry I'm a little late here, is this phase one of many?

Bill Mansfield: No, one shot deal in 2025

Rose Evans: OK so it's 2025, thanks

Alderman Jette: I have a question, this seems like an important function, but it's a shack in the woods, why is that?

Bill Mansfield: We are at Tower Sites, these are facilities that hold all the equipment at the site so the tower is right there. There's one off of Shakespeare Rd, behind the water tanks that's the one you see there, it is literally down in the woods. There is another one at 4-Hills Landfill, back of the landfill there is a tower out there, we have antennae's and microwave dish there with a building facility as well. There is another one at Kessler Farm Dr, we built a tower there last year, because all the antennae's were on top of the water tank and they replaced that water tank last year so we had to remove our equipment and that is why we had to build a tower last year, right below that is another communications facility.

Scott LeClair: Ok

Bill Mansfield: Moving on, the one we are looking for funding for this year, is a proposal to replace the battery backup at Police and Fire. So, the other pictures I have given you show the blue and white box on the right is the actual UPS (Uninterrupted Power Supply) and right next to it is 2 banks of batteries. Each bank holds 20 marine batteries their car batteries. The second picture down below is Nashua Fire Rescue, there is the same type of UPS system there with an additional 20 car batteries in there. Every 3 years we are required to replace these batteries, a regular car battery does not last more than 3-4 years. We are due to replace those batteries this year, but we are also due to replace the UPS system itself as well. The cost just to replace the batteries without any installation fees its approximately \$20,000.

Rose Evans: I have a questions, if I could interrupt. So what is the replacing the UPS entail?, basically are you saying that you have to replace the whole thing ?

Bill Mansfield: Right, so the UPS (blue and white)

Rose Evans: You can't just fix certain pieces of it?

Bill Mansfield: No, for their age they're too old, so both of these UPS systems were replaced eleven years ago, they are still in place, the technology has changed quite a bit with batteries the cost to replace these is not really cost effective for what we are proposing to do. Like I said the cost of the batteries is \$20,000 and you have that cost reoccurring every three years. The UPS systems are more expensive and again you'd have to have electricians come in and do all the work for that. What we are trying to replace with what we are doing today, on the back page, you'll see a DC Power Plant, at each of those structures in the woods you'll have DC Power Plants and those are batteries , those batteries last 20 years, that are easier to maintain, and would be a lot more cost effective to do a similar type, we would not need as many batteries at our sites and we would be looking at replacing with the 20 year battery rather than replacing them every 3 years. Turning to the page before that on the bottom, it would say the proposed DC Power Plant for Police and Fire, so the DC Power Plant not only includes the batteries themselves, but it includes all the other, stuff to convert the power from ac to dc and it will power all the radio equipment. If power is lost at one of the sites, which has happened twice since Christmas day. We lost power at 4 Hills Land fill, so we have a generator there for power backup, if that generator fails we also have the battery backup. Battery backup gives us about 24-48 hours, sorry 48-60 hours of battery backup. We can run on battery backup on these sites for at least 3 days. We are looking to do a similar thing at Police and Fire and cleanup the equipment that is in there. If you look, I have pictures on the page on the left of the batteries, and how they are setup. At Fire we have an additional 3 UPS systems, they manage the power at the dispatch consoles, inside each of these there is another 20 batteries, and again

those need to be replaced every 3 years. We are looking to build a DC Power Plant at Fire, and build a DC Power Plant at Police these are the communication system sites

Rose Evans: So no more batteries?

Bill Mansfield: Just the 20 year batteries. We had a company come in and tell us what the cost would be to do this, we basically doubled the cost for the Police, it would be the same type of work that would be done at Fire, we would be look for approximately \$350,000 to replace both of these. The cost saves, over the 20 year period, for the batteries and the UPS's is well over \$100,000 with today's pricing. Again, these should last 20 years they are ready to be changed out this year if we let them go this year, I won't have any choice by to replace all the batteries in those systems. The UPS's, I'm not sure, when the gentlemen walked in there electric company he was shocked that these things were still running.

Scott LeClair: Alright, so are there any questions? Alderman Jette

Aldermen Jette: So if we don't spend the \$350,000, what is the worst case?

Bill Mansfield: If we don't spend the \$350,000, we'll be spending another \$60,000 this year to replace the batteries no matter what and we will let the UPS's sit there and hopefully they don't fail. Biggest thing is having them no fail that runs our dispatch sites without dispatch we can't communicate with Police Officers or Fire Fighters out in the street. It is imperative that we try to move forward with this, this coming year.

Aldermen Jette: And if we didn't spend the \$350,000 we'd be spending \$60,000 every year?

Bill Mansfield: Every 3 years. But that is without replacing the UPS's are due to be replaced.

Alderman Jette: and what would they cost?

Bill Mansfield: I believe the cost.... \$140,000 to replace it and in 3 more years spend another \$60,000, so \$200,000.

Alderman Jette: You have to replace the batteries this year, so that's \$60,000, and if a UPS goes that's another \$140,000 so were up to \$200,000.

Bill Mansfield: that's right

Alderman Jette: ok

Bill Mansfield: like I said over a 20 year period it's a \$100,000 in savings.

Rose Evans: So, I apologize for coming in late here, is the presentation that you are making, making it more cost effective for the City?

Bill Mansfield: Yes

Rose Evans: okay, and I can certainly revisit these meetings sorry I was 10 minutes late.

John Griffin: one final question I have, when we put these in, there 11 years old were they part of a big bond package?

Bill Mansfield: No, so the initial bond in 99' had these UPS's in them not these specific ones, we have replaced them since then.

Scott LeClair: Great, any other questions?

Bill Mansfield: Thank you very much

School Department – Shawn Smith and Dan Donovan

Basically for FY24, we have submitted \$8.4 million dollars in requests for the entire plan for 6 years and beyond is \$162 million. FY24 requests, so every year, and I'm in my 26th year, and every year we ask for a certain amount of money and typically get a small fraction of that amount for Deferred Maintenance. Early 2000's we did a study, and we looked at what you should be investing in a physical plan and the answer back then around 2000-2002 was somewhere around \$600,000. Here we are 20 years later we upped it \$1.1 million. This past year we got \$100,000 and through the budget process, another \$60,000 was added to that.

This coming year we are asking for another \$1.1 million and I just listed the projects that we are hoping to do. The North High School: we spent a little over half million this past year on the South track alone; we took all the rubber off, had to re-compact the entire track, and hopefully we won't have to do that to the North track if we catch in time, it's like preventive maintenance you can avoid spending a lot of money down the road. Store fronts: Elementary School consists of aluminum structures and window the ones at Bicentennial are rotting and need replacing.

Master Plan: would help not only the School District but the City as well, it would help us with a long range plan we don't have one now, the City has a master plan but it doesn't actually deal with the Schools.

North High School pavement repairs: we actually had a study done through another contractors a number of years ago they laid out a 5 year plan, it was an expensive plan so it never was implemented. I took that plan and escalated the cost over a couple of years, it's about \$2 million dollars if we wait to 2025 or 2026. This would take care of immediate issues if you drive around school you'll encounter bumps, potholes, curbs have been displaced by plows that sort of thing.

Install motion detectors inside both high schools, most of the other schools have them except for the high schools.

Roofs at Amherst St Elementary that were not replaced during the 1998 renovation

A couple years ago we addressed major issue at the North High School tennis courts we have much smaller issues at the South that are preventive maintenance take care of them while they are small.

Boiler Controllers, we replaced the ones at the South these are ones at the North. This has been on our list for a while because the boiler controller they are no longer supported by the manufacturer. We replaced the ones at the South and the North we kept the two, and finally we need to improve the ventilation at the small engines lab at the South, it's also been on our list for a while. Typically what a teacher and student do is they have an overhead door that they roll up and work on their engines outside. So this is the deferred maintenance list, are there any questions before I move on?

Bob Canaway: Is something, I've been here for a number of years and I still don't really understand, Deferred Maintenance vs. Capital Improvement? I look at something like a \$350,000 master plan that does not feel like deferred maintenance to me it feels like a Capital Improvement Project. I'm just curious how do we come up with what goes here versus what goes or gets called out on its own.

Shawn Smith: That's a very good questions, typically for myself I, \$500,000 and above

Bob Canaway: Ya,

Shawn Smith: I don't know that we have guidelines on what constitutes capital versus not. It also depends if it's a project that feeds another project, say you're going to pay for an architect that's a big project later on it could be \$50-\$60 that would be in the capital plan.

Bob Canaway: That's helpful just trying to understand the logic on it

Shawn Smith: I don't that there is a firm line

Marcia Wilkins: We don't, if its \$50,000 or above it's a project.

Shawn Smith: Right it's at least \$50,000 or above

Bob Canaway: yes that one I am aware of.

Rose Evans: If I may speak, as the **Comptroller** we don't identify things as projects as we should, it's this needs to be done, it's an emergency, that's that. When we think about it its really all one big project but we don't know how to present it that way because we have to do it in pieces. Everything is piecemealed

John Griffin: The whole City's capital budget is \$1 million and 20% of that is taken by the Airport so there really is no plans. A master plan is good, but all that is going to tell you is that you need more money. For the accounting side its really like this as to be done.

Bob Canaway: OK, that makes sense.

Rose Evans: We in the accounting department don't really understand what is a project? Because everything is always kind of piecemealed. We'll do this this year, but you don't know if there is something high up top

that you want to accomplish, but we're only doing just little pieces of it because that is all we can afford. And so we stink at identifying a project.

Shawn Smith: And when we do this approach, what do we end up with? Is bonded projects. You'll see all these little projects, so I may ask for a million and get a hundred thousand again. That's just the way it is, I don't rail against those people making those decisions. Those other \$900,000 in projects don't go away and other project keep getting added on to them, schools get older, fire departments all City departments get older and pretty soon you have to spend millions and millions to renovate them.

Rose Evans: We're not good at identifying the higher project, it's all piecemealed and no funding. So if you get so much money in deferred maintenance here, we'll set up that project but if you get bond monies we'll set up another project. Everything needs to be in one project.

Shawn Smith: depends upon how you want to look at it

Scott LeClair: Can we, move forward with the presentation. This is a good discussion I'm not sure it's in the scope of what we're trying to do tonight.

Shawn Smith: ok, so Stellos Stadium, the turf on the field was replace about 12 years ago and it's at the end of its service life. There is something called G-max testing, you have to hire someone and they come in and tests the bounciness of the surface and how much resistance there is and we are failing those tests at this point. The surface is too hard, if you not familiar with how the turf is put together it's a series of fibers almost like grass and it is infilled with rubber granules and it is made to be a soft surface if you land on it, but over time it settles in and hardens. The fibers end up shredding over time, we're at that point where we need to replace it, and so while we do that there are also some drainage issues that will need to be repaired. Then they want to renovate the press box, replace doors and windows that sort of thing. The Fire Dept. suggested improved crowd control measures, netting behind end zones and some other smaller projects.

Alderman Jette: Shawn when the, that is called Motta Field, right

Shawn Smith: Yes

Alderman Jette: So, what did Mr. Motta donate, what did he buy when it was named Motta?

Dan Donovan: He got, when we first did Stellos Stadium, Stellos gave a certain amount of money for the name, and Motta for the field. In reality, and we can check it out, but I don't think it's for life you know what I mean, he might have given \$80 thousand dollars and just like pro stadiums you get a 10 year deal to call it Griffin Memorial Stadium

John Griffin: Memorial?? (Laughter)

Rose Evans: Is it going to be a hockey facility? (Laughter)

Shawn Smith: now there is, I'm not sure you might know, but there is a reserve fund that still exists for the stadium.

Dan Donovan: Because Bishop Guertin pays towards the field, we have an agreement with them so they give us about \$60,000 a year. We used some of that, it's about \$200,000 and we did use some of that to put the new scoreboard in.

Shawn Smith: so that could defray some of these costs.

Alderman Jette: These artificial fields last about 10 years, and cost about \$1 million? Is that still cheaper than grass?

Shawn Smith: It's not the cheapness compared to grass, it's about that you can play repeated on it in any kind of weather without damaging the field.

Dan Donovan: the cost of the turf itself isn't a million

Shawn Smith: no

Dan Donovan: so this number may be a touch high, it is about half a million for the turf

Shawn Smith: ok, replace roofing at Main Dunstable and Birch Hill, we have 16 million in bonded money, and 17 million of ESSR money for this project, the construction documents and the contractor or telling us that there are insufficient funds to replace the roof at both schools. The roof was replace around 1990, it's at the

end of its service life, there is leaking taking place, so it definitely needs to be replaced and in talking with the joint special school committee chairman there is some probability that he may seek an additional bond for this. If we did everything that the architect would like us to do, take off the rubber roof off, upgrade insulation, upgrade the steel under the insulation, that all comes to 5.8 million dollars that's a lot of money. I doubt that the added insulation would add a whole lot in our utility bills, but will add to our snow load, so we are potential looking at replacing the membrane itself and that would run about \$500,000 at each school so about \$1 million and some extra if some insulation has failed and needs to be replaced. We have to get through the bidding process, we just received construction drawings.

Alderman Jette: And the ESSR funding is all gone now?

Dan Donovan: This project will use up the rest of the ESSR. The ESSR funds end September of 2024.

Rose Evans: 24?, you have another year?

Dan Donovan: Yes

Shawn Smith: Last project for Fy24 is Districtwide Security Improvements, 2012 was the completion of our districtwide security access control system we spent 2.4 million dollars installing that and it has worked great. A lot of the equipment that was installed is at the end of its service life. We're looking to do this in 2 lifts \$500,000 in FY24 and FY25. There is also additional areas that we are looking to add cameras to.

Rose Evans: What does MVR mean?

Shawn Smith: It is like a VCR

Rose Evans: I'm just thinking of Motor Vehicle Registration

Shawn Smith: it is like a VCR, mvr records all the footage from the cameras.

John Griffin: is there a monitored system or is it an as needed bases

Shawn Smith: there are two people at the two High Schools that are monitoring it. It is at the desk at each secretary at each school, if an alarm goes off, they can quickly check it and see what is happening. I don't know how much you want to talk about out years, it is at the bottom of the sheet there, I'd like to talk about the very first one; we've discovered and installed a induct air filtration system that take out a significant amount of pathogens in the air, it will kill covid virus it will take care of most flu's and that sort of thing. We have installed this at 8 of our schools, this goes into the duct work. We'd like to do the High Schools, and the upcoming project at Main Dunstable/Birch Hill it is part of the project cost and will get funded already. Hopefully we can go back to the Middle School project and find funds in that project so we can do those 3 schools.

Alderman Jette: In the capital cost by year 2029 there's a big 5 and a half million, what do you anticipate happening in 2029?

Shawn Smith: That should be in the handout (at tonight's meeting), that is really for Deferred Maintenance for fy2029 and beyond. That is meant to capture FY29 and out. That not just one year.

Scott LeClair: Any other questions for Schools?

Shawn Smith: Mr. Donovan did bring the enrollment projections, do you want to talk about that.

Dan Donovan: October 1 is when the count is taken, numbers can go up and down as the year goes on that is the point that we always track it that is what the State uses. Basically it is a chart that shows you how many students at each school; in each grade; and compares it to what we had last year. You will notice that the numbers have gone down and for the first time since I've been here we are below 10,000 students. The interesting thing will be with the Middle School project will some of those students come back, because if you look at the numbers you see that the elementary's are fine but there is a dip in middle school and students tend to come back in the high school. A number of them go to the Academy of Science and Design, which is trying to increase, the bought a building recently out off Amherst St. So we'll see what happens, but where we are building the new school is right in the midst of those students that go to ASD. So they can spend an hour on the bus and go to ASD or walk 30 seconds to school, so we'll see what happens.

Rose Evans: So October 1st is the measuring period.

Dan Donovan: yes

Rose Evans: yes, for the school year, that's when all the numbers are locked down and that determines what you get for State aid,

Dan Donovan: yes that's the point

Rose Evans: it doesn't take into account changes that occur throughout the year so it is as of that point in time.

Dan Donovan: it's the State numbers

Scott LeClair: Alright, Thanks, so next up is Library

Library – Jennifer McCormick

Last year I brought a project to the group for a facility assessment, which we completed. I have a print copy with me and in my request there should have been a link to the report on the website. The Architect's, after their exploration, came to the conclusion that the Library building needs a full renovation. If you are looking at the report or you look at it late, on page 24 is the executive summary of all the improvements that the building needs. Pretty much every mechanical system, all of our windows, doors, security, fire panel, everything needs replacing. I've said this to this group before the only capital investment that the City has made, well there has been a couple and the most recent one was the roof and that was now 12 years ago. Since then the downstairs west wing has been renovated, that was paid for with trust funds from the trustees. So based on the kind of "base" scope for the building all of the improvements that need to be made in order for it to be accessible, safe and in code compliant. The estimate is around \$18 million and there is additional layer of improvements that they recommend like new flooring, new paint, replacing the roof again so that we can install an array of solar system. The goal would be to electrify the whole building for energy savings. Another option that they encouraged the trustees and the City to consider is over cladding the building instead of repairing the bricks. So all together if we did everything that we wanted, it would be about \$25 million dollars. For this next fiscal year, the request that I put in is for \$400,000 to do the next phase of planning; hire another architect look at the assessment report, talk to the City and community and get a better scope of the project. The 25 million is 3 years down the road that is our best guess, but until we do that next stage of planning and designing there's really no way to tell. So I think it's pretty self-explanatory but I'd be happy to answer questions.

Scott LeClair: Questions anyone?

Alderman Jette: Are people using the physical facility?

Jennifer McCormick: Yes, yup. We had 84 people at a story time last week, and we have 50 community groups using our meeting rooms on a regular recurring basis.

Scott LeClair: any questions, ok Thank you

Jennifer McCormick: ok thank you very much.

Community Development Division- Matt Sullivan

Library Plaza Project: Since Director McCormick is here I want to touch quickly on this project. You'll see that one commonality projects that I'll present there will be some level of private or grant funding and this is perhaps the most unique of those. You'll see that in the project description request that I've done, although we are before you requesting \$4.5 million of funding, all of that has been secured without local dollars with the exception of ARPA dollars. This is an entire renovation and reconstruction of the plaza in the front area of the library. It was initially contemplated several years ago as part of an involved planning process involving public input and outreach. Initially or finality led to a three phase concept for the library plaza area. The first phase were really fundamental improvements to the walkway and access to the library building meeting ADA requirements that are not currently being met. Also doing some design changes and basic landscaping,

reconfiguring adjacent to Court St but also the access to the existing library from the parking lot. The second phase was the construction of the amphitheater in the middle there, intended to be a gathering space for different types of events. Generally a field in character, but intended to open up the space more active use of the entire plaza area. We obviously have some challenges here as well particularly with the unsheltered or unhoused because of the current way the design is configured we've had some challenges with up keep and maintaining the property in general. So, hopefully all of these active areas will help improve that across the board. And the third phase of the project, is the area to the left, brightly colored (on the plan) it is intend to be this active use area and some recreational facilities primarily for families and children that would encourage again a more active presence and use for folks at the front area of the library. So this is the project that was conceive at that time. At that time the project estimate was \$2.7 million, we have a low level confidence in that cost estimate due to escalation in cost and some things we understand about the site that might be challenging. We do believe we will spend \$4.5 million dollars in a complete reconstruction here. As I mentioned before the City use a part of their American Rescue Plan funds, actually allocated \$1.5 million dollars to completing this project, so we thought we had \$1.5 million to do this and suddenly we were made aware of a congressional directed funding request housing and urban development USHUD of \$3 million dollars that brings our grant total or non-city capital, up to \$4.5 million. The plan is to go out for and do some redesign work over the coming months here, and hopefully to execute construction, I would estimate and I don't know what Director McCormack thinks, but hopefully in late 2023 early 2024. I'd be happy to answer any questions but again do direct city tax dollars are going into this they are all AFP funds, and HUD directive spending.

Rose Evans: So you've receive other funding, so that's great

Matt Sullivan: Ya, it's great! We just recently were trying to pare down a phase to try and get some ADA improvements done. With this funding it will allow us to really build this the way it should be done.

John Griffin: What happens if you do the \$4.5 but you don't do the core structure? How far can those be applied.

Matt Sullivan: They are independent, the projects are completely independent obviously the idea is to comprehensively improve the library including both exterior and interior but we believe we will proceed with this library plaza while Jen is working with her City partners to try and get funding for the renovations of the building. One of the challenging things, obviously will be not damaging the library plaza after its renovated if construction needs to be done to the building. But we recognize that its not in its substantial capital ask that Jen is coming forward with, it may take some time to acquire those funds and there is a time sensitivity particularly with the HUD funding that we received. We will need to execute the project in short order and be cautious as how it impacts the future projects.

Alderman Jette: So the \$4.5 million that's, you can't use that to fix the building?

Matt Sullivan: We cannot. That's a great question, there are two answers; relative to the \$3 million dollars we received from HUD, that was specifically for the plaza renovation. The ARPA dollars that passed through the Aldermanic process were the same that they were directed directly to the exterior of the building. Could those funds be reprogramed? They could, but frankly one of my concerns is that we already recognize that the project budget was constrained. If we direct the ARPA funds to something else, even for benefit of the library, I think we're really "ham-stringing" this project in a way that will not give use the product that the community wanted. The funds could be reprogrammed but I think it would be best to execute this project.

Jennifer McCormick: If I could just echo words that I've heard Director Sullivan say in the past, the value of that plaza renovation is beyond just the library building itself, it's the connection to 14 Court St building and draws activity to the Riverfront development, so it's a project for all of downtown.

Matt Sullivan: We would like this to begin the process of re-visioning all the downtown parks and this is a critical one. This is a gateway to certain important civic facilities, one of which the Riverfront that we hope will be renovated over the coming decade. It may be small in scale but I think it will have a profound impact.

Electrical Vehicle Charger:

Similar this is a project that will receive some level of grant funding, in this case pending grant funding. We submitted an application between the City's Energy Department, grants writer, and Community Development to install several high speed and medium speed vehicle chargers in the existing parking assets downtown. I won't repeat everything that is up here on the screen but essential what we're talking about is 14 vehicle chargers in the downtown core. Going from North to South here, starting with 3 level 2 chargers in the Railroad Square lot; High St Parking garage – 2/4 DCFC High speed chargers; School St Parking lot- 4 level 2 chargers; Spring St Parking garage – 3 level 2 chargers; Elm St Parking garage – 2/4 DCFC high speed chargers; This request is made through what is referred to as the CMAC program through the New Hampshire Department of Transportation. Total project cost is \$605,000 I want to make clear that only \$121,000 of that is a local match. That would be the money that the City would have to bring together, the CMAC grant is \$484,000 dollars, we are actually in the midst of a parking study, one of the things we are talking about is making match money for electrical vehicle charging more readily available in the future, possible directing the parking revenue we get right now and possible directing that to expansion of additional chargers and the maintenance associated with those. We see were the trends are going, we've seen electrical vehicle purchases go up over the last 10 years. We believe that one of the things we need to do in the downtown as we see projects such as the Performing Arts Center and the multi-family developments come up to this level of vehicle charging stations. And the other obvious thing too, is like solar panels and other technologies we are already behind, the chargers that we have are primitive in a sense, as far as what they are doing, so there is a lot of room for enhancement. Are there any questions?

Alderman Jette: You have talked about fast chargers and medium chargers, why would we have anything but a fast charger?

Matt Sullivan: Cost, is the primary driver, fast chargers are substantial more expensive than the level 2 chargers. I think we would be happy to install 14 high speed chargers here but we were fairly deliberate when submitted this grant application we knew what the availability across the state was and who else was requesting funds, so we want to get maximum bang for our buck. Level 2 chargers are still good, they provide a fairly high level of charge, particularly for folks that will be in the downtown for several hours, which we would like to see. I believe in the future we will be adding more DCFC chargers in the downtown, its like a tesla supercharger it will accomplish a fast charge in a short amount of time. It's simply a cost factor, as to why we did not request that here.

Scott LeClair: they require a lot of electrical upgraded services

Matt Sullivan: they do, they do

Aldermen Jette: and would people be paying for the electricity?

Matt Sullivan: that is a question to be determined

Bob Canaway: Somebody has to pay for it

Matt Sullivan: Somebody has to pay for it, so currently the parking department is paying for that

Bob Canaway: you mean tax payers

Matt Sullivan: yes correct, it is the tax payers and so the question is do we change that structure. If you park in a space should you be paying for more than the space, should you pay for the space and any electricity you are securing? Speaking only for myself and not any one including parking and others, I think the answer is yes, that if you are charging your vehicle you should be subject to the surcharges associated with that. I think we are headed in that direction, its more of a question that if we're collecting that revenue how do we direct it, we have other needs beyond electrical chargers, we have parking garage needs, parking repaving needs, do we send it to a broader account or do we focus on building chargers .

Alderman Jette: and you mentioned parking revenue are you saying that people charging their vehicle....

Matt Sullivan: so currently they have to pay for a parking space, if they are using one of the chargers that we have in place right now, but they are not paying for the electricity. What I assume what we would do in the

future is perhaps you don't pay for the space, you may have to pay for the space as well assuming it is limited to an electrical vehicle. Possibly we would shift all of the revenue to the charger itself and there for the space with a charger we would not collect a parking fee.

Alderman Jette: my last question is, is there any possibility that some of these electric companies like Electrify America; EVGo, can we have them install, pay for the machines and get whatever revenue they want from them, as appose to our putting in the capital cost?

Matt Sullivan: it's a great question, it is a conversation that we've been having around this application submittal. The answer is Yes, we certainly could through some kind of lease agreement, but we are not proposing to do that right now. I don't think we have a comfort level with a private vendor at this point in time to bring them into one of our parking facilities. I also think there is a broader feeling amongst the administration that we'd like to have some of these assets that we own and operate ourselves as part of our portfolio. Our first foray will be into adding municipally owned and operated chargers. But I think as the technology is more broadly implemented it is possible that the City could enter into a private agreement with a company to implement this.

Alderman Jette: it just seem like it makes more sense to let them put the capital into it.

Matt Sullivan: We also have the flexibility to be more flexible with rates and bring people into our downtown at a rate that we set that would not be the case with a private company coming in. I'm not saying we would be cheaper... we provide parking at a rate that we find is market driven but does not dis-way folks from coming to the downtown and parking. This would give a competitive edge in the market places. I have not had these discussions myself but it's a great question to think about in the future.

Rose Evans: Do you think, based on the economy do you think it would be wise to put parking to an enterprise fund? Similar to a solid waste. If the intent is to be funded by fees, right? There would have to be a lot of analysis done.

Matt Sullivan: I think maybe John (Griffin) has been at some of those high level conversations

Rose Evans: than keep it out of the general fund and you know what... its for that fund

Matt Sullivan: there are challenges there and I am not the person to respond to this question I'm just going to add my two cents, I have an opinion and I probably should not share it but I will

Scott LeClair: before you do, maybe that's not what the capital improvements committee does and I'm not sure I want to talk policy in this meeting this is a public meeting and we are...

Rose Evans: No you're right it isn't

Scott LeClair: we don't talk funding mechanisms

Aldermen Jette: I will take your direction, but as the capital improvements committee we have to rate these things and a big part of our rating is that we have to decide if something is in good use of the funds.

Scott LeClair: correct, but not the source. Generally what we've been task with is: is it a life safety; is it a hazard. You try to stay in that ball park and leave the funding mechanisms and funding to the folks that handle that, I mean this is essentially a sub-committee of the Planning Board we're looking at it that way. But I'll entertain if people want to talk.

Matt Sullivan: I agree that it is not in this committee's jurisdiction but it's a great question.

Bob Canaway: So Matt, I think the question I have is EV charging part of the parking plan for downtown?

Matt Sullivan: Yes it is something that the parking study will look at and will make recommendations on what the committee won't do is recommend a count but they will say if we need to provide more infrastructure.

Bob Canaway: Do we look at it... I mean the downtown is not that big, would they just say you need "X" capacity downtown or would they say here put some, there put some?

Matt Sullivan: Let me back up and say the parking is the focus, the recommendations for EV are going to be for downtown only but you bring up a great... when we were talking about submitting this CMAC application, parking there are chargers at the Hannaford supermarket, obviously there are chargers at the Pheasant Lane

Mall area we're looking at those areas for private enterprise to play a roll. We just don't have the parking assets where we could provide the chargers in those areas.

Bob Canaway: What I was thinking was we have parks and some very popular parks like Mine Falls and Greeley Park that have a lot of people parking there.

Matt Sullivan: that is the next frontier and priority

Bob Canaway: I sort of think of this as, I have two sort of opinions on this like, putting chargers downtown does 2 things, or anywhere in the City, you increase the range people can travel here and back without having to stop at a supercharger and wait 20 minutes. It also increases the number of stops that they can make in the City and so for me it is thinking through the use and Aldermen Jette, you asked about revenue, I think like everyone pays for gasoline if I had an electric car I'd expect to pay for electricity for my car it fair, right? I wouldn't expect someone else to bore it for me. I think if we got those things solved this becomes a really solid plan and project that can be put together for the City.

Matt Sullivan: I will acknowledge that this is not a critical need, it's due to the availability of grant funds. I do think this will change the way we do collect revenues I think this makes a lot of sense particularly over the next 12 calendar months, but it's clearly not a public safety, or public safety hazard right now but when were talking about climate change, everyone can see that when we talk it eliminating emissions is critical and that is the intent of these CMAC funds we were looking for.

Bob Canaway: Ya maybe we own our water works, is this something along those lines were can make it self-sufficient and allow it to provide these other things. I don't see these electric chargers aren't going to be like petrol stations everyone is not going to arrive to a central place, charge their vehicle and wait.

Matt Sullivan: The technology will be so pervasive that we will ultimately have home base. From one project that may not be high to another but one that is important. One that I had actually thought was brought up in the past is the Millyard Dog Park, for an overview the City acquire a tract of land adjacent to the Millyard just about a year ago with several intents in mind but the primary one being pour and construct a public dog park on the land, I think I included an aerial of the plot plan, so if you're trying to get a sense of where this is, we're downtown, Mine Falls the Millyard is to the right if you know where the NIMCO or Bagshaw buildings are we are just to the right of those. The dog park will be public in nature, and subsequently the non-profit that was form is exploring a funding source for this. The Dog Park Advisory and worked to advance this idea in some way shape or form. What we know is this is a want and this is not a need, but I acknowledge that to shift the thinking around towards this providing an amenity that the private sector may want to support in a private/public partnerships.

Larry Szetela: Do we still have a dog park in town, I believe we do? There was a dog owner group and they were somewhere near the Groton Rd.

Matt Sullivan: That is right Larry, there is a privately managed dog park down by Udicky Farm that dog park is still there. It is privately managed, so the intent here is to.. it is possible that the City could pursue this as a municipal project this could be an amenity that could be constructed with the redevelopment of the NIMCO property or other sites adjacent to this as part of a redevelopment. We would like to pursue the project in one way shape or form, but I think we'd have to get creative here. So I have programed for this, I believe that the funding source that I recommended for this to be capital in nature, but we would have to form a public private form of partnership with a private developer to actually execute it. If you ask me detail about the design, I don't know a whole lot because it is really a conceptual design, what we know is that we have the area and in spite of the flood zone here a dog park is actually resilient to that so that makes it a perfect use of the property. We have dog owners in a lot of the residential development downtown, and in the French hill area. And as we bring in more residential units in the downtown and surrounding area having areas like this eliminates other problems such as dog waste being left and not cleaned up. And just provide a general amenity to folks that want to have access. It puts land into a productive use that otherwise would not be. The project cost I've projected to be \$1.4 million dollars, so it is not without cost, it is surprisingly expensive to

some of the landscaping and hardscaping, all the more reason to explore a private/public partnership, it may involve private fund raising by the dog owners. Any questions on this? I put the construction of this in FY2026 and the design work in FY2025.

And lastly another unique request, the Mine Falls Pedestrian Bridge, this is a contemplation of a pedestrian connection that has been presented at some level to the Board of Aldermen, between the proposed Mohawk Tannery redevelopment which may be 550 residential units and a pedestrian connection to the fields at Mine Falls Park. I do want to clarify if you have heard anything about this, initial there has been some contemplation what the funding mechanism would be and that it would be exclusively associated with the private development I'm not say that is not the case, but what we're working through is what the funding mechanism will be. All City Departments and the Developer involved in this project all agree it is a critical project not just for the folks living here but those living in little Florida, and Interval St. One thing we have heard consistently is they would like to have access to the park if we can get it done through this project all the better. This will be a public improvement, for public access, the cost estimate in this point in time, we actually have a very good estimate, is about \$3 million dollars in total. John (Griffin) and his team are work right now as far as how we finance that but more to come on that. I realize that it might be hard to rank a project with the lack of certainty are funding I do believe the project has value.

Scott LeClair: Any questions for Matt, so that concludes are presentations for tonight. We are waiting on

...

Sam Durfee: We are waiting on Economic/Admin/IT we expect to receive his submission in 2-3 weeks and we will hold a meeting for that and knock out all of our rankings at that same meeting. We'll work and figure out some scheduling, so that will be sometime in mid-March, a Monday or Tuesday evening do you have a preference for evening meetings? Is 5 too early is 6:30

Rose Evans: 5 is great!

Scott LeClair: 6:30 is fine, the ranking goes pretty quick now that is automated, if you take a little time before you come, Marcia sent the sheets around, if you can think about your vote a head of time when we actual vote it goes pretty quick.

Alderman Jette: The idea of having this last round of presentations, in March and the rankings that same evening, maybe I'm wrong but it seems to me, but should we have some time to digest with this round of presented to us and then think about all three rounds.

Scott LeClair: Historically we done it right then, will we get the packet, are those going to be available.

Sam Durfee: Yes,

Scott LeClair: The write up should be available before the meeting so you can dig into that.

Sam Durfee: My only concern with that is that by the time we hold that meeting our first meeting would have occurred a month ago, so how fresh are things in your mind, versus having time to digest them. Certainly open to discussion, but in terms of efficiency getting this ready for the budget process, because we do have to present this to the Planning Board as well,

Rose Evans: from a budgetary perspective when to we really have to have it?

John Griffin: well it's nice to have it in April.

Scott LeClair: so Mid-March, so the 23rd is the Planning Board

John Griffin: So Tim is going to come in with more, IT, parking garages, but some of them are going to be life safety issues

Scott LeClair: so what ... can you send the write up that tells you what A,B,C,D is,

Sam Durfee: Of course, that page that helps you.

Scott LeClair: and remember we're only doing the 24 projects this is all FY24 so we're not ranking stuff that is in 25, 26. Now remember the enterprise funds.

Sam Durfee: So there was an ask specifically for out year projects,

Scott LeClair: ya I think it's good to hear them

Sam Durfee: So, think about an emergency and then we have to have another meeting because this project wasn't ranked, for grant funds, if we can give out year projects it's rankings, I know that's more work this year but saves us work in future years. There weren't too many,

Scott LeClair: if there are some that want to be ranked, this year just put them on.

Sam Durfee: Ya, we were thinking of doing that. And it is still a moving target about when we can get Tim's stuff in. We'll be in touch and we'll see what we can do and get done.

Scott LeClair: we'll probably have three projects at the next meeting, right?

Matt Sullivan: I share Alderman Jette's concerns, the capital projects for Tim's areas and I think you may need some time. It will be helpful to have a longer meeting or 2 meetings I'm not sure which. I actually think that Tim should be earlier a little earlier than March. Maybe an end of February meeting.

Scott LeClair: Well that last week is School vacation.

Matt Sullivan: ok I see why you would move into March. OK

Alderman Jette: Can we give Tim the first week in March and the ranking the following week.

Scott LeClair: We're talking the 6th or 7th of March, so the 23rd is planning board so if you send something in rankings I mean, so you actually have to prepare it too, so it's the ranking and then there is preparing the plan

Rose Evans: why wouldn't the 9th work?

Scott LeClair: if we meet the 7th

Rose Evans: Well the 9th would be a little tight from the 7th

Scott LeClair: and then you have to prepare the report, and the report takes a while. Once the rankings are done and then there is the report prep.

Marcia: about 2 to 3 weeks

Scott LeClair: the 23rd we could do it we can just put it in front of the meeting, it's not a long presentation to the planning board it takes 10 – 15 minutes and we'll just put that at the front.

Sam Durfee: So that means we can hold these two meetings.

Scott LeClair: the 7th works

Sam Durfee: than the 13th or 14th for ranking, this would give us just over a week

Marcia Wilkins: a week to do what?

Scott LeClair: to get the report,... I won't be here on the 13th, but you can call in to rank, right?

Sam Durfee: you can as long as we have a quorum in person.

Scott LeClair: what about Thursday's?

Rose Evans: I can do Thursday's

Scott LeClair: if we did the ranking on the 16th,

Sam Durfee: I don't know, we're chipping away at the time to prepare.

Scott LeClair: that's why I think, just get it done..

Bob Canaway: let's schedule both and we'll have them on the calendar in case we can't do one otherwise we will end up in April.

Sam Durfee: So we are looking to schedule a meeting with Tim and start the ranking process at the same time, on the 7th.. OK

Scott LeClair: Ok, if you kind of want to do you're ranking a head of time, I do them right after this meeting,

Bob Canaway: the more time we have with the packet, the more we can spend time reading and thinking about it.

Sam Durfee: and as soon as Tim's packet it ready we will push that out to the committee.

Scott LeClair: great, anything else? Ok I will take a motion to adjourn

Adjournment

Motion to adjourn by John Griffin; Seconded by Larry Szetela. All in favor, Unanimous. Adjourned at 8:05 PM.

Scott LeClair, Chair

Date