

## **TOWN OF DERRY**

Town Council  
Derry Municipal Center  
14 Manning Street



Wednesday May 4, 2022  
3rd Floor Meeting Room

### **MINUTES**

**6:00 PM Call to order – Chairman Bourdon**

Pledge of Allegiance, warning of fire exits, handicap access, & turn off all cell phones

**Roll Call:** Councilors Chirichiello, Wetherbee (Video), Foote, Flood, and Chairman Bourdon  
Present: TA Dave Caron, Town Clerk Daniel Healey  
Absent: Councilors Katsakiores and Spencer

#### **Public Hearing**

**22-57** Resolution #2022-036 – Authorize issuance of \$18.4M in bonds to construct a Central Fire Station – *Town Administrator Dave Caron and Interim Fire Chief James Richardson*

Beginning with the work of a Town Council subcommittee, project goals were established, and options evaluated which led to the proposal to construct a new Central Fire Station in southwest Derry which also addresses response time deficiencies. The Council has been working on this project since April 2021 and has received extensive presentations during Council meetings over the past year, including a report from the Subcommittee on June 15, 2021; the April 5, 2022, FY23 Budget introduction, and the April 26, 2022, budget workshop. After the workshop, the Council directed staff to begin the legal process to fund the project and proceed to construction. The Town Council is aware of the time sensitivity of this project with the anticipated increase in interest rates. Thus, the tradeoff with obtaining lower interest rates for the project is the introduction of certain unknowns, primarily final project costs and permission to use part of the Alexander-Carr Trust land to accommodate the project. Regarding the land issue, staff and legal counsel met with the Director of Charitable Trust Division who appeared very supportive of the Town's request of the Courts to swap out 1.83 acres of restricted area and return 7.86 acres of recreation land into the trust. Regarding costs, once Council approve the Supplemental Appropriation and Bond for the project, the Town will begin review of qualifications and select an architectural/engineering firm to design a facility which meets organizational needs within the construction budget of \$16.4M. The Town Council has reviewed and concurred with a plan to use \$750,000 annually from the property tax base (\$0.20 - \$0.21 tax rate impact) to fund this project. It is further anticipated that available Unallocated Fund Balance will be added to future annual budgets to assist with debt service payments. It is anticipated that these amounts will range from \$100K to \$150K and be needed for FY25-FY33. Finally, as debt service on previous projects is retired, those resources will be applied to this debt service, furthering the towns ability to limit the tax rate impact of this project.

**Motion by Councilor Chirichiello to open public hearing, seconded by Councilor Foote**  
**Roll Call Vote: 5-0-0**

Jim Dietzel: Hunter Dr – Excellent job by Town Administrator Caron on explaining the project. Wanted to know the tax impact and it was clearly stated. Came to Derry in 1991 and believes Derry is a great town and the residents get what they pay for. The town needs a new fire station and needed a new one almost 20 years ago. If not now, when?

Mark Connors: Cabot Dr – The current Central Fire station is encroaching on the BP line. Would like to know what the property is valued at. Thanked Interim Chief Richardson and Town Administrator Caron for using good data.

Maureen Rose: Windham Rd – Questioned the response time in that area of Derry from surrounding towns. Questioned if the town still owns part of the golf course and was told only if it closes.

**Motion by Councilor Chirichiello to close public hearing, seconded by Councilor Foote  
Roll Call Vote: 5-0-0**

**22-56 Resolution #2022-035 – Authorize issuance of \$1.6M in bonds to replace culverts  
– Director of Public Works Mike Fowler**

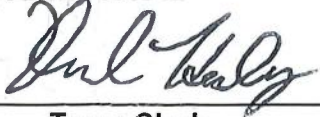
DPW has identified the need to upgrade an existing metal pipe culvert in the vicinity of 28 Sunset Avenue (Sunset Avenue #1). The engineering consultant also identified a need to assess the hydraulic capacity of a second culvert located near the intersection of Windham Road and Sunset Avenue (Sunset Avenue #2). Proceeds from the designated Bridge Fund were utilized to initiate the engineering designs in 2021. Design and permitting for both Sunset Avenue culverts are 90% complete awaiting approval of the NHDES wetlands permit, which is expected to be in hand by August 2022. DPW had identified the need to upgrade an existing metal pipe culvert on Franklin Street at Cheryl Avenue. The culvert has had some settling which is indicative of future structural issues. The existing culvert is believed to have been installed in the 1970's. Preliminary borings were conducted in 2021 to initially explore the soil conditions and utilities present near the culvert. The Town's bridge design consultant had submitted a design cost of \$100,000 to design and permit the new precast concrete structure to replace the existing metal pipe. At the February 15, 2022 meeting, Town Council authorized use of \$100,000 from the Bridge Fund to initiate the engineering design. Design and permitting has begun for the Franklin Street culvert project. The Town has replaced several culverts/bridges in the past 20 years using proceeds from the Bridge Fund, established and sustained by reimbursements from the NHDOT Bridge Aid program. All three culvert replacements will not qualify reimbursement as the NHDOT program funds are not sufficient to accept new projects. All three projects will be locally funded for both design and construction. Currently, the Bridge Fund has a balance of \$77,586.32, after the transfer of \$100,000 from the Bridge Fund to initiate design on the Franklin Street culvert. These are not sufficient funds to support construction costs and therefore, a bond issuance is necessary to fund these projects.

**Motion by Councilor Chirichiello to open public hearing, seconded by Councilor Foote  
Roll Call Vote: 5-0-0**

Jim Dietzel: Hunter Dr – Infrastructure is crumbling in other towns and is pleased that Derry does not wait until the culverts are at that point.

**Motion by Councilor Chirichiello to close public hearing, seconded by Councilor Foote**  
**Roll Call Vote: 5-0-0**

**Adjourn: 7:00PM**



**Town Clerk**

**Recording & Transcription by: Daniel Healey, Town Clerk**

6/15/2022  
**Date**