



May 19, 2022 Town  
Council Meeting



# Resolution #2022-034

To Request an Amendment to the Alexander-Carr Trust

# Alexander-Carr Park History

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Dr. Harrison Alexander bequeathed his farmland (50 acres) to the Town to be used as a playground.

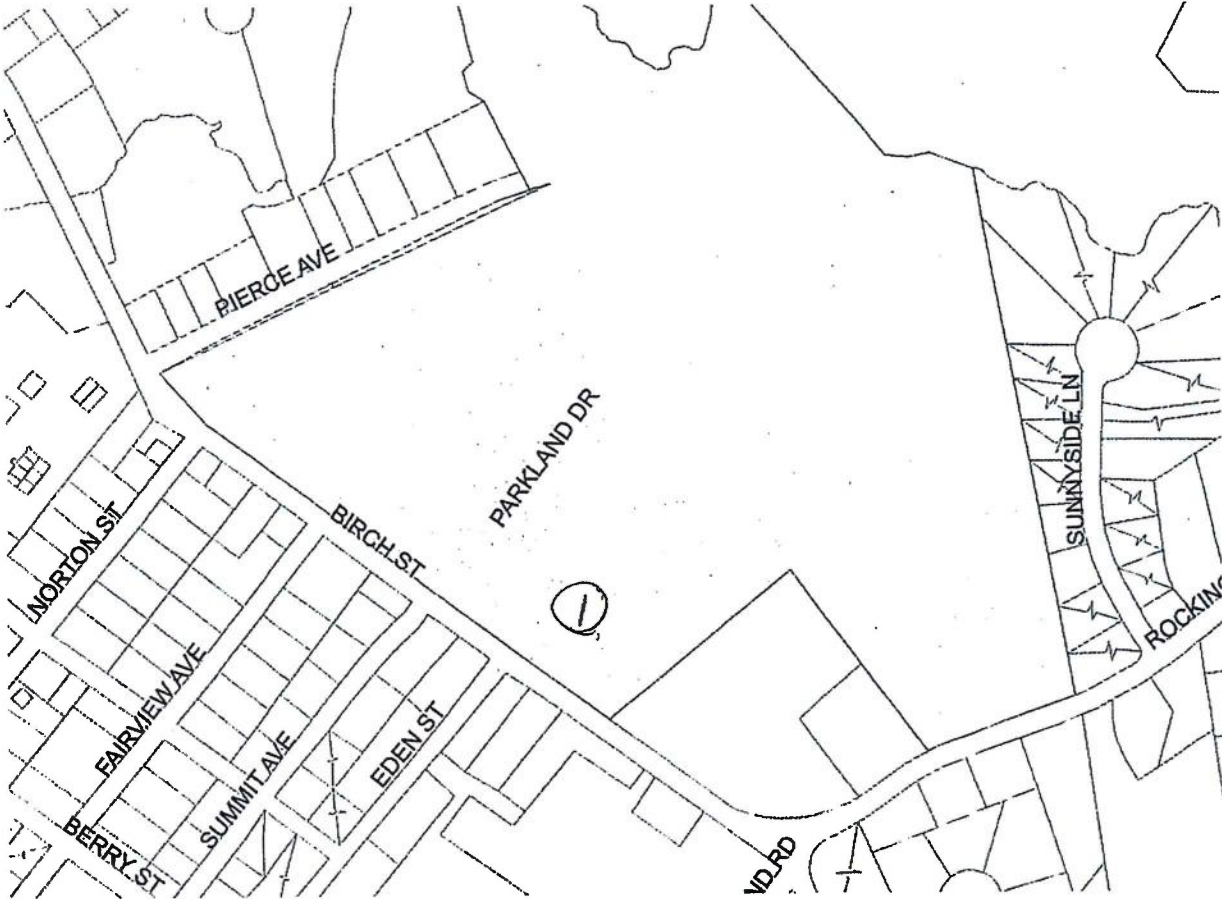
William Carr bequeathed approx. \$197K in 1963-64 to “upkeep and maintain the Alexander Playground”.

Requirements of the Trust:

“Land be made into a park for the public and especially for the young school children of Derry who.... are in need of a good-sized playground where they may play their games and hold their athletic meets, and upon the express condition that no public highway be laid through the premises.”

Per state law, any changes in the Trust require approval of Superior Court

# Original Park Land



# First Court Decree

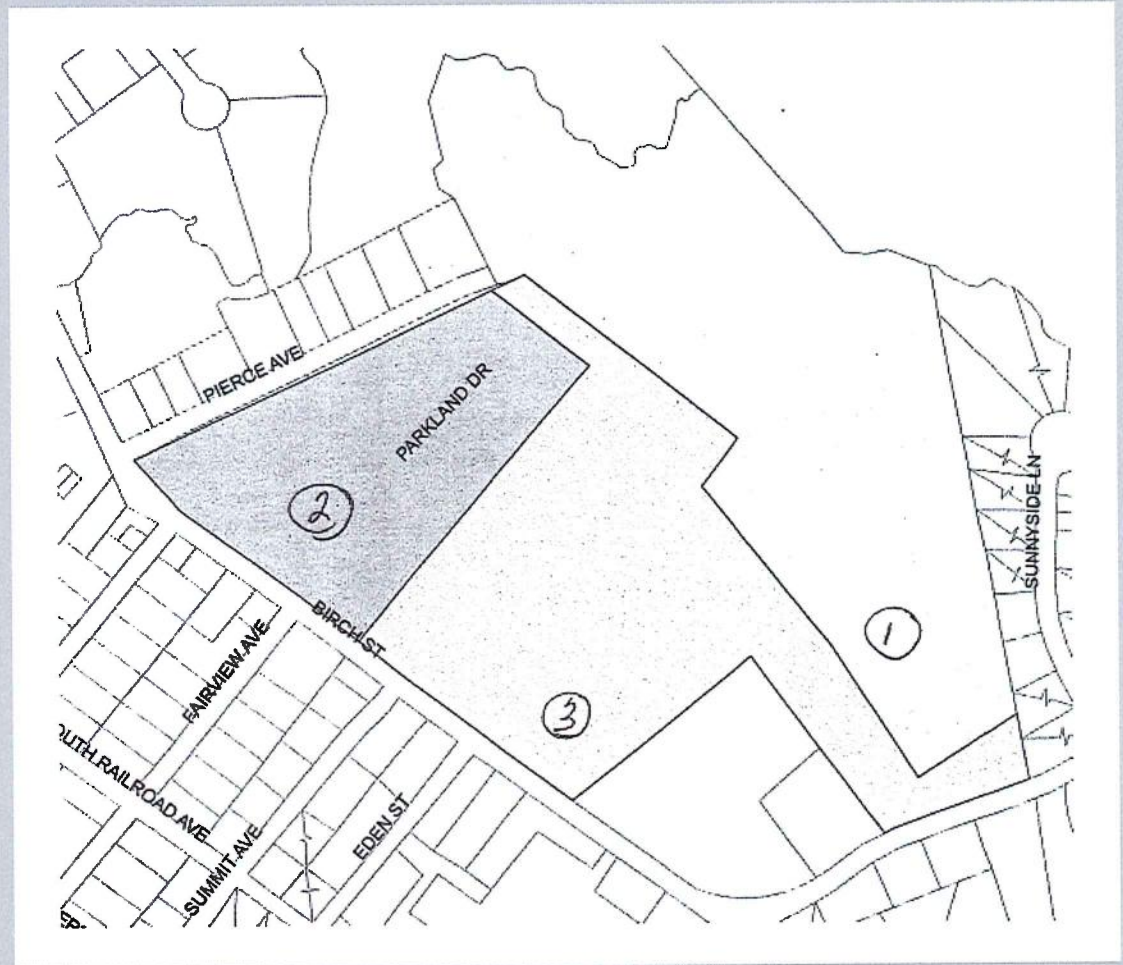
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In 1958, Court agreed to allow Town to sell 32 acres of the 50-acre tract, with proceeds to the Alexander-Carr Trust (#2).



## Second Court Decree

In 1961, of the 32 acres previously “unencumbered” from the recreation requirement, 10 acres sold to facility construction of Alexander-Eastman Hospital (#2).



## Third Court Decree

In 1980, additional land (5.499 acres) transferred to Alexander-Eastman Hospital for additional hospital purposes (#4).



## Fourth Court Decree

Sell an additional 5.479 acres to  
HCA in 1988 for additional  
hospital use (#5).





## Petition of Cy Pres

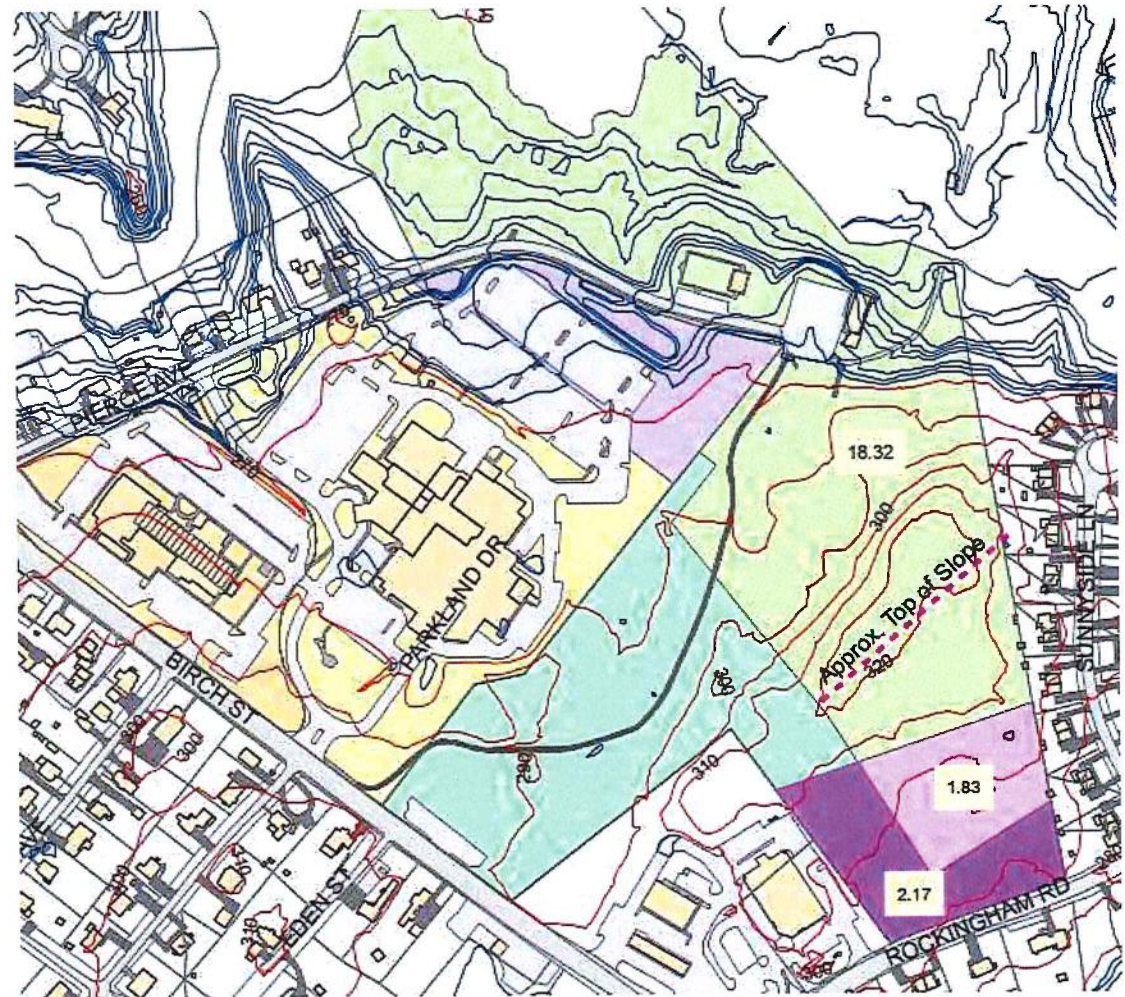
In 1985, Court granted the Town's request to utilize \$150,000 in Trust assets to purchase Gallien Beach.



## Proposed Use of Alexander Carr Property for Central Fire Station

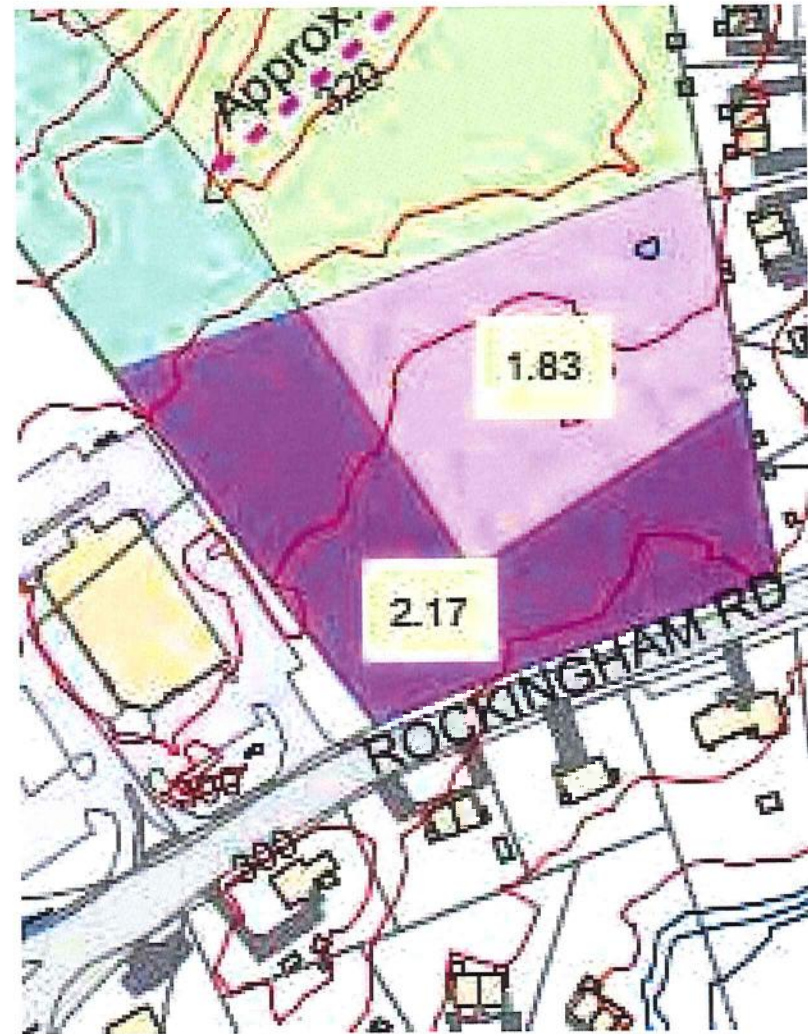
4.0 acres fronting on Rockingham Road adjacent to Rite Aid. 2.17 acres of the property previously removed from the recreation requirement in 1958. Need Court approval to remove 1.83 acres from the recreation requirement.

Please note the "Approx. Top of Slope" where all recreation activities are located north of this area.





# Specific Area Impacted by Proposed Building Plan



Proposed  
Site –  
Rockingham  
Road



Conceptual  
Fire Station  
Layout



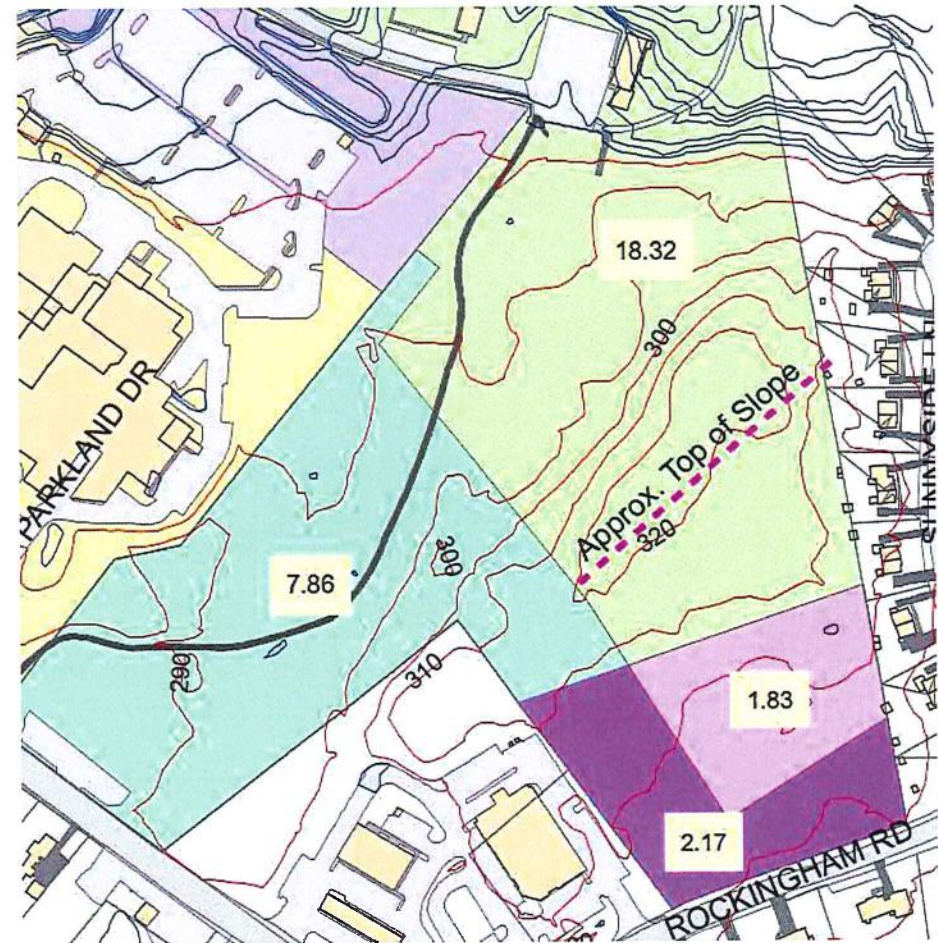
# Trust Amendment Approval Process

- Met with Charitable Trust Division of Attorney General's Office to review
- Public Hearing Required Pursuant to RSA 498:4-a
- Town files petition at Rockingham County Superior Court
- Court rules on Petition

# A Solution

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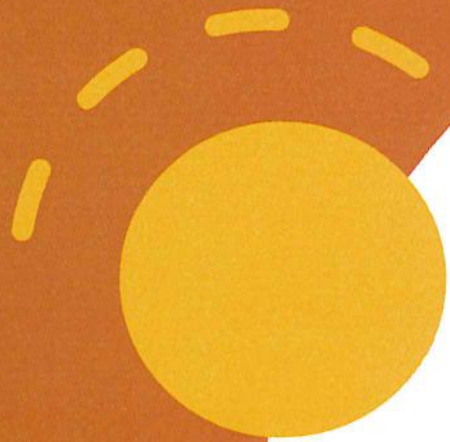
- The parcel with the tennis courts not part of recreation land per 1958 decree (7.86 acres)
- Town needs 1.83 acres of unused land within recreation area
- Request Court to allow Town use of 1.83 acres and return 7.86 acres to the Trust



# The Result

- Town has land to address public safety concern
- Tennis Court land protected under the Trust
- Impractical to use land on Rockingham Road for recreation purposes
- Improves land which is untidy and prone to dumping





# Resolution #2022-037

To Approve a Supplemental Appropriation for Culverts

# Culvert Projects

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Replacement of three culverts at the following locations:

Sunset Avenue #1 – near 28 Sunset Avenue

Sunset Avenue #2 – near Windham Road

Franklin Street – near Cheryl Avenue intersection

All three projects are in various stages of design and permitting. All three projects are expected to be ready for bid December 2022 or earlier.

# Estimated Construction Cost


Sunset Avenue #1 –	\$ 500,000
Sunset Avenue #2 –	\$ 500,000
Franklin Street –	\$ 600,000
 TOTAL -	 \$1,600,000

Funds would come from a bond issuance through NHMBB with a 10-year payback.

Sunset Ave  
Culvert #1



# Sunset Avenue Culvert #1 - Schedule




Bid	December 2022
Award Contract	February 2023
Construction Start	June 2023
Construction End	September 2023
Estimated Construction Cost -	\$500,000



Sunset Ave Culvert #2



# Sunset Avenue Culvert #2 - Schedule



Bid	December 2022
Award Contract	February 2023
Construction Start	September 2023
Construction End	November 2023
Estimated Construction Cost -	\$500,000

# Franklin Street Culvert

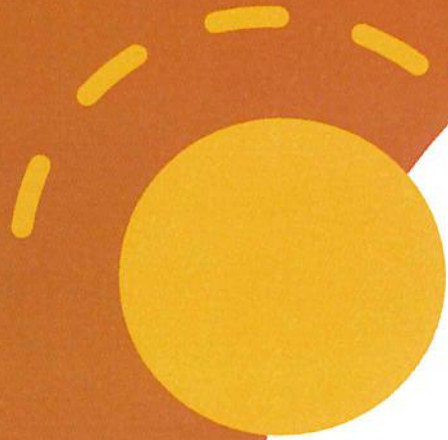




# Franklin Street Culvert- Schedule



Bid	December 2022
Award Contract	February 2023
Construction Start	June 2023 or September 2023(TBD)
Construction End	November 2023
Estimated Construction Cost - \$600,000	



# Resolution #2022-038

To Approve a Supplemental Appropriation to Construct a  
Central Fire Station

# Central Fire Station Implementation Plan

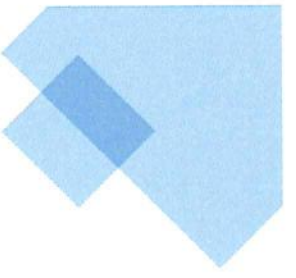
2020 Master Plan Recommendation to Upgrade Fire  
Department Stations and related facilities.

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FY23



# Public Safety Facilities Study



*Project Challenge Statement - – To address aging and inefficient fire and police facilities, to decrease Fire/EMS response times to more populated areas in Derry, and to address service access concerns, all in a manner which understands and respects the fiscal impact upon Derry taxpayers.*

- April 2021 – Council established Task Force to study public safety facilities
- June 2021 – Task Force reported out to Town Council
  - Challenges Identified:
    - Police Facility lacking in processing, storage, segregation space & Exit 4A access concerns
    - Central Fire Station overall space, specialized areas (decon, protective gear, undersized apparatus floor), located in flood plain
    - English Range Station overall space, poor mechanicals, specialized areas, undersized apparatus floor
    - Fire/EMS coverage to SW Derry (reduced since closing of West Broadway Station - now Halligan's)

# Public Safety Facilities Implementation Plan

Dec. 2021 – Town receives detailed cost estimates from architect

Does not include soft costs (furnishings, equipment, communications) or architectural design

<b><i>Public Safety Facilities Cost Estimates</i></b>			
	<b>Construction Cost Estimates</b>		
<b>Facility</b>	<b>Low Range</b>	<b>Mid</b>	<b>High Range</b>
Police HQ	\$ 18,281,270.00	\$ 19,536,103.00	\$ 20,790,936.00
Fire HQ	\$ 16,088,306.00	\$ 16,934,239.00	\$ 17,780,172.00
Fire Substation	\$ 5,399,157.00	\$ 5,687,112.00	\$ 5,975,067.00
Public Safety Facility	\$ 39,038,277.00	\$ 40,998,506.00	\$ 42,958,735.00
Vehicle Maintenance	\$ 3,921,797.00	\$ 4,072,635.50	\$ 4,223,474.00

# Project Direction

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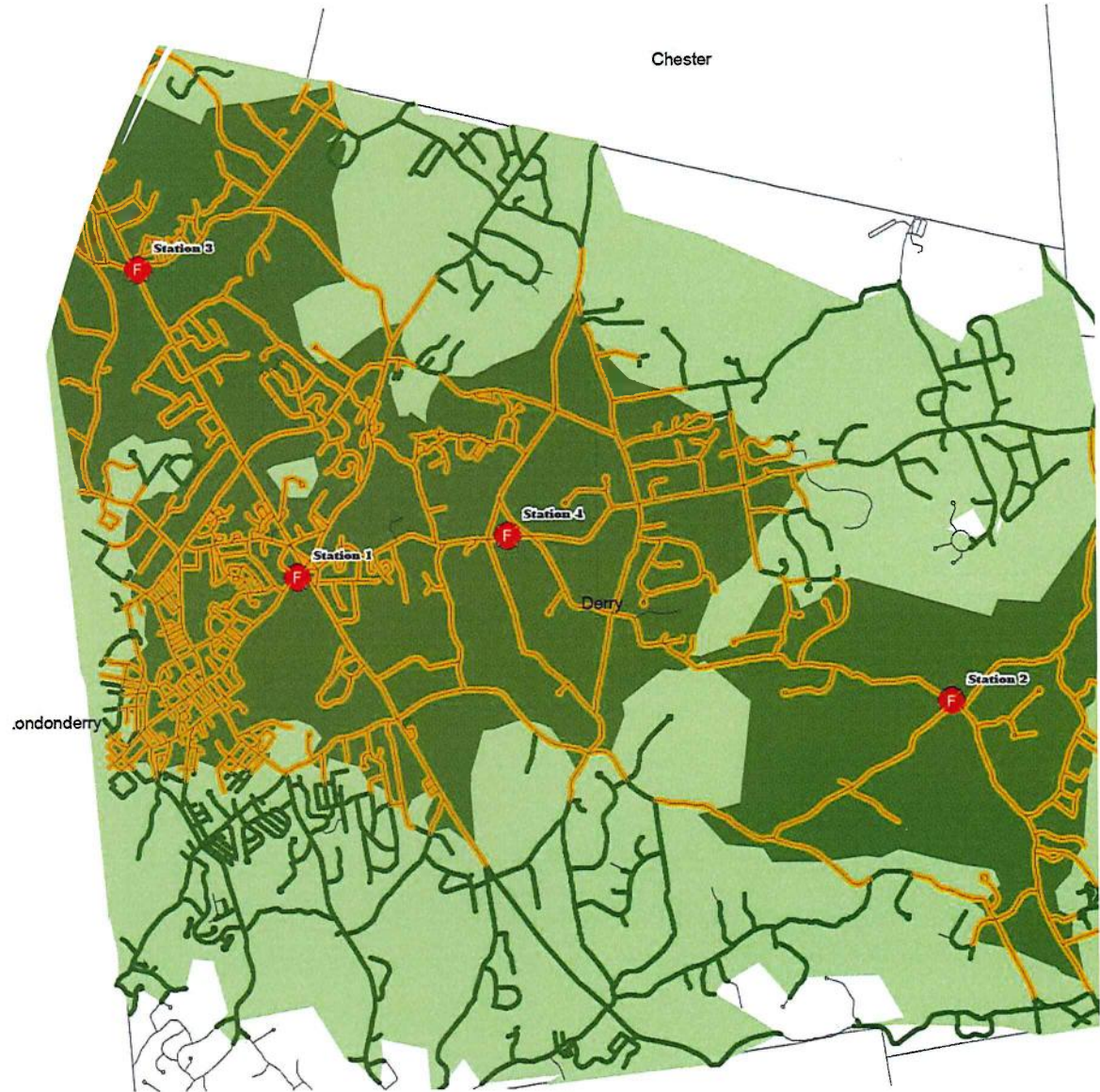
- March 2021 Council directed focus upon fire facilities and provide better fire/EMS coverage to SW Derry.
- Town has been working with NHDOT to ensure safe access for all to Derry Police Headquarters
- Recent meeting with NHDOT at 60% design of Exit 4A Contract B includes new traffic signal at Laconia Street and new Municipal Drive

# Current Response Times Town Wide

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## Legend

- 4 Minute Response Time
- 8 Minute Response Time

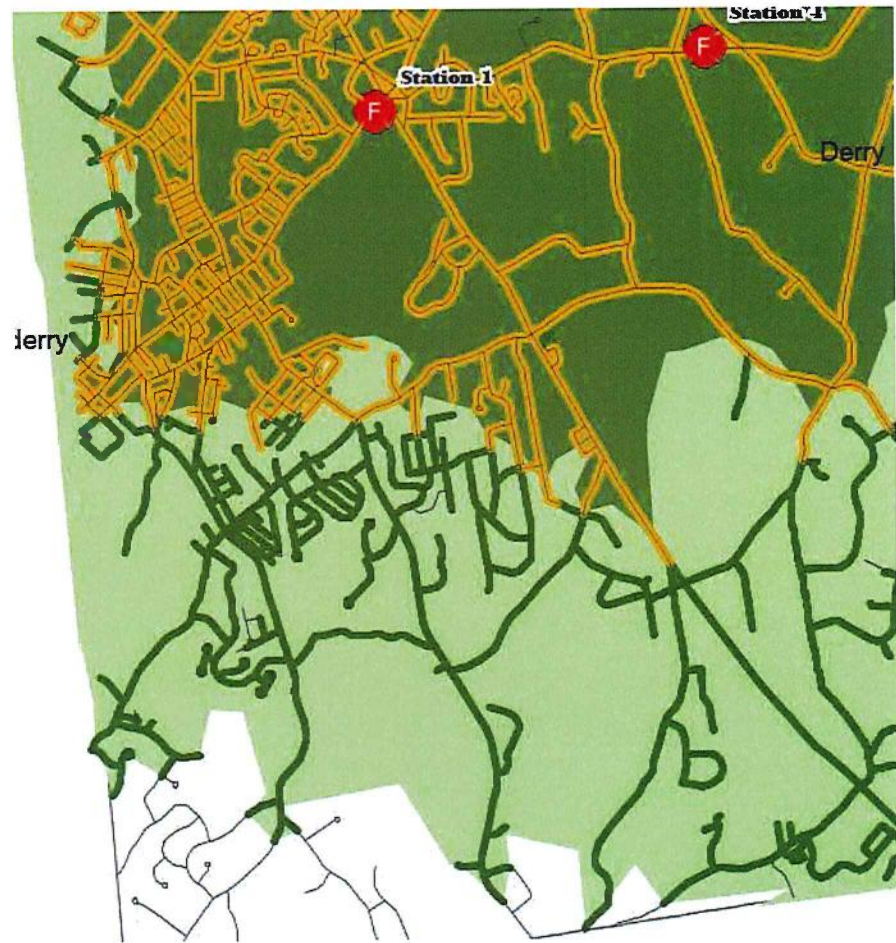


# Fire/EMS Response Times to SW Derry

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## Legend

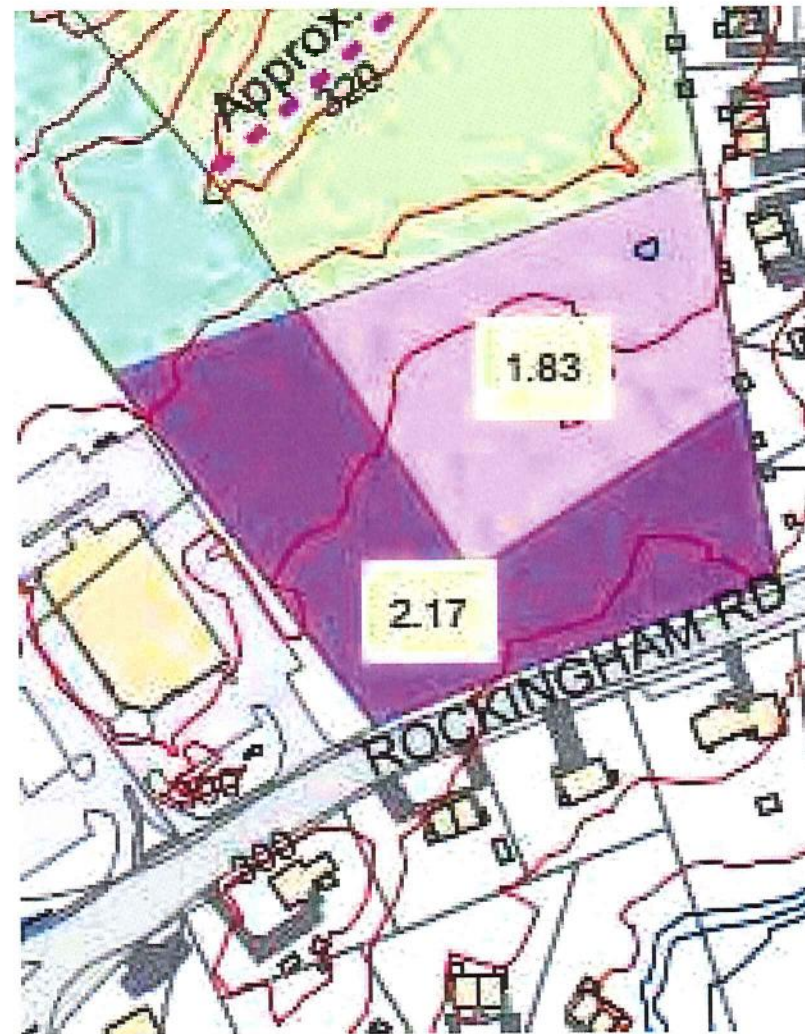
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- 8 Minute Response Time



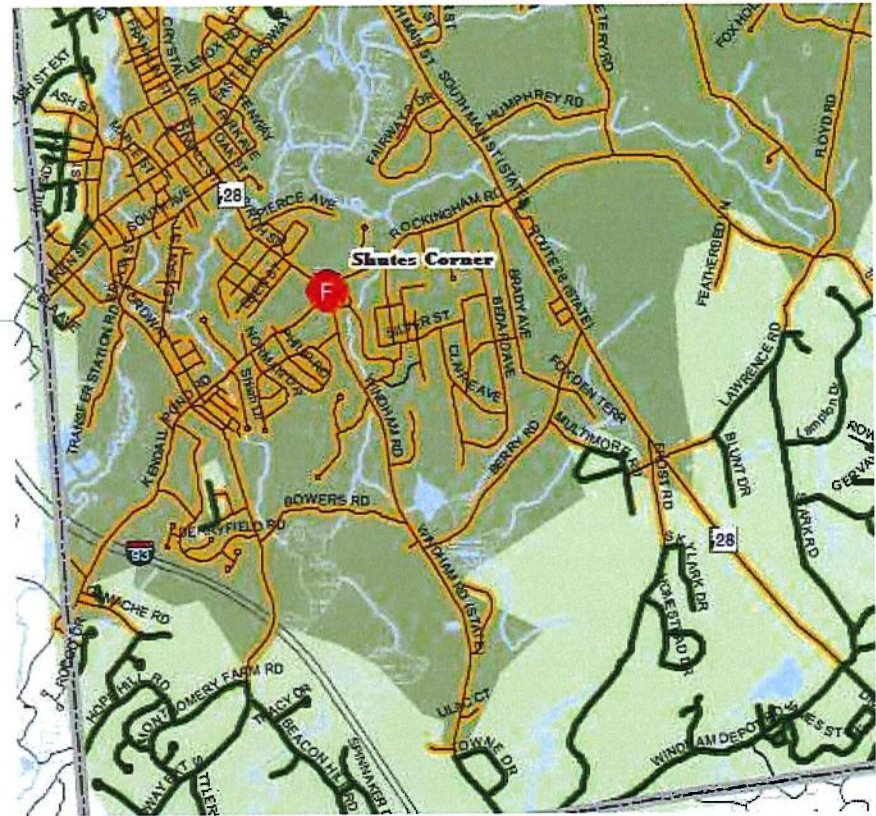




# Proposed Building Site



# Response Times Changes to SW Derry

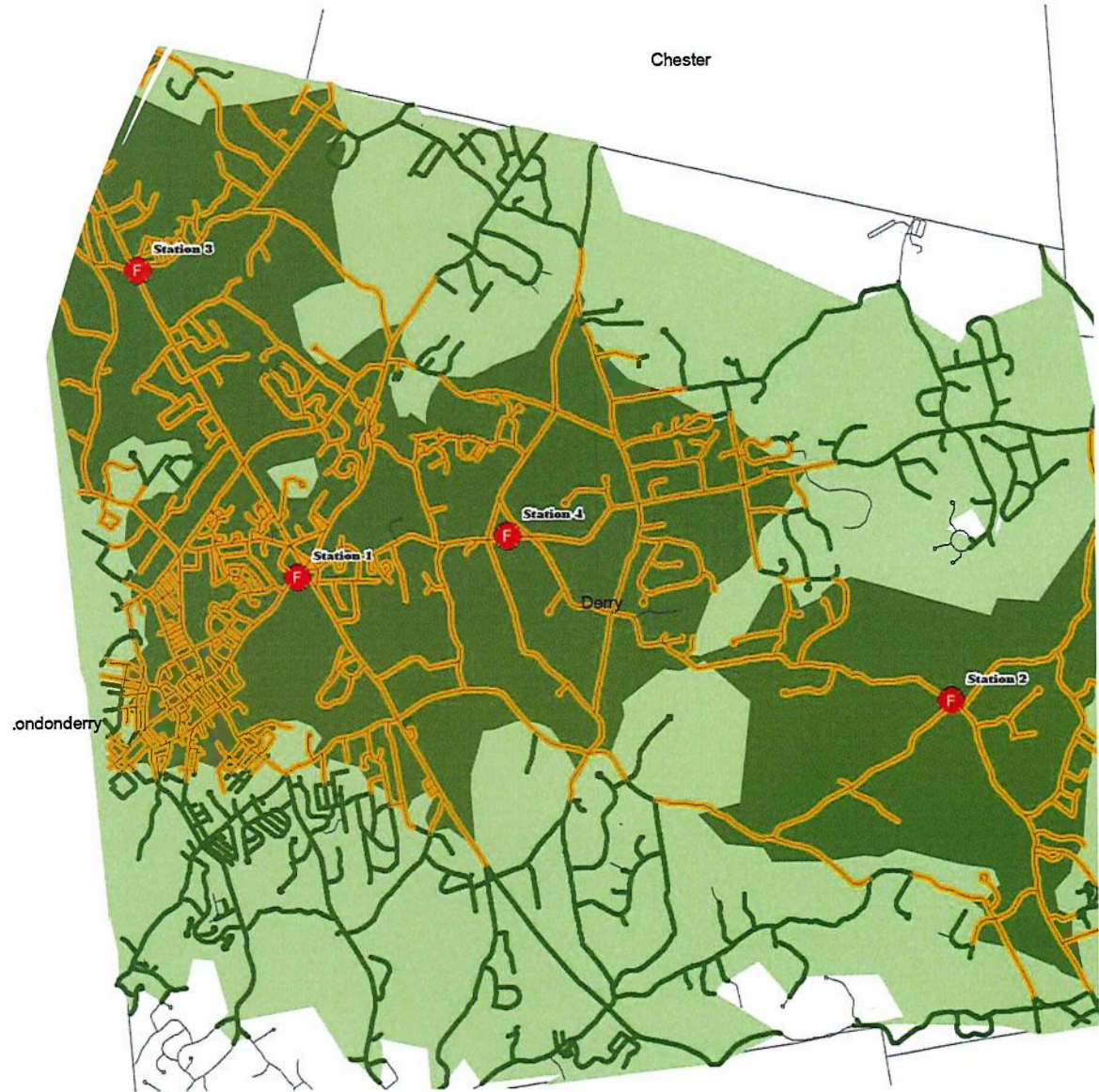


# Current Response Times Town Wide

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## Legend

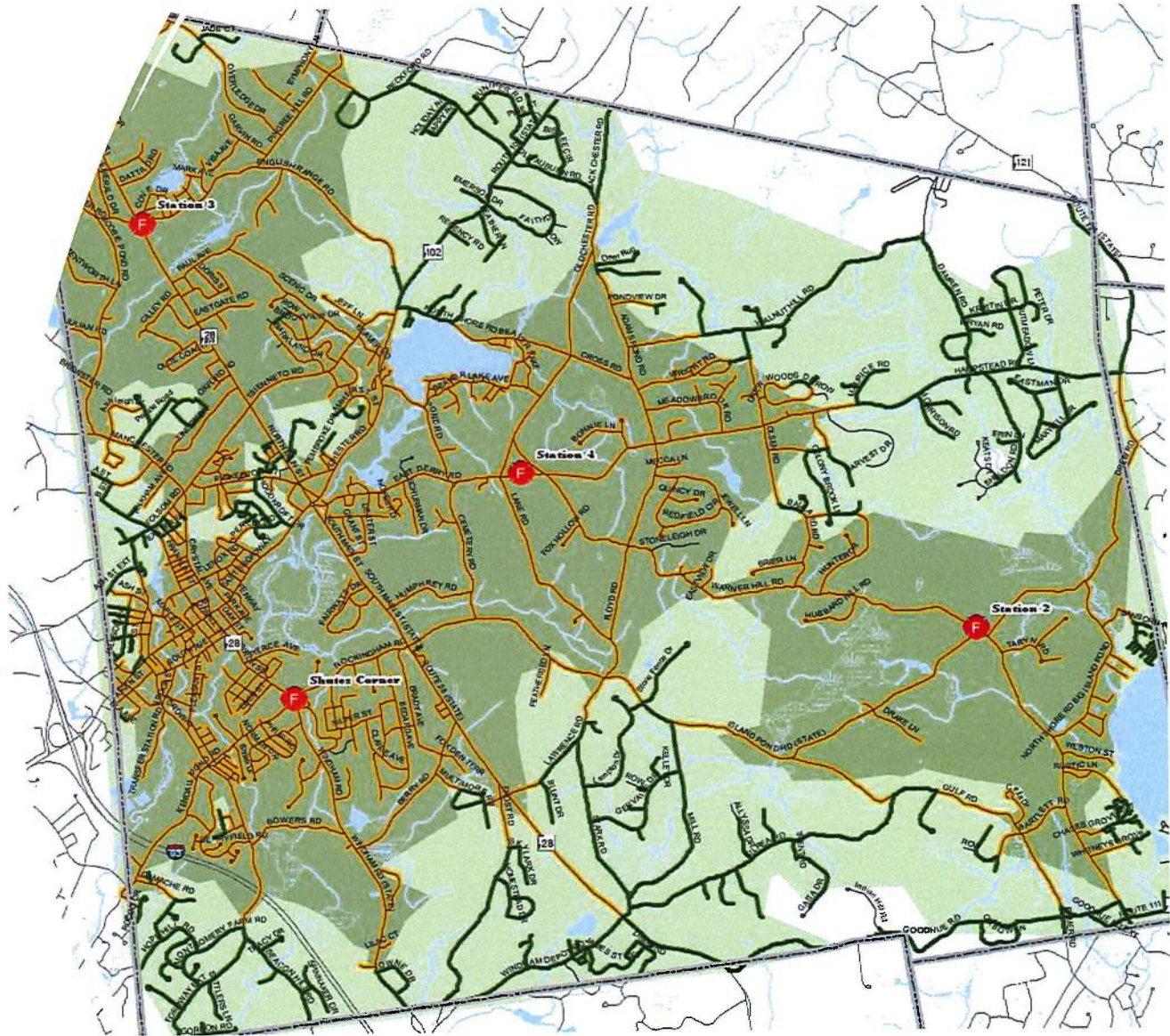
- 4 Minute Response Time
- 8 Minute Response Time



# Response Times Town Wide with Central at Rockingham Road

## Legend

- 4 Minute Response Time
- 8 Minute Response Time



Does it Make  
a Difference?  
– GPS  
Generated  
Times 2017-  
2021 269 Calls  
for Service

Fire/EMS Responses to SW Derry from Central  
Station – 8:06 minutes

Same Responses to SW Derry from Rockingham Road  
– 5:19 minutes

Streets included in study – 19

	0-5 min.	6-7 min.	8-9 min.	Over 10
From Central	0	6	12	2
From Rockingham	12	7	0	0

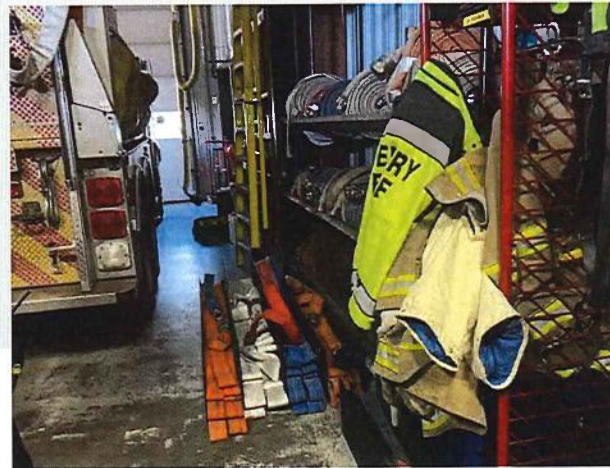
# Why Central Station?

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- Deficiencies in many areas:
  - No decontamination area
  - Lack of storage for personal protective equipment leads to cross contamination
  - Utility areas are cramped, inefficient and leads to conflicts
  - ADA Compliance issues
  - Water damage
  - Sprinkler system leaks
  - Insufficient flammable liquid storage
- Engineering Studies document roof deflecting under snow load
- Air circulation challenges
- Circulation space inefficient and hazardous



## Inadequate Storage for Flammables and Gear



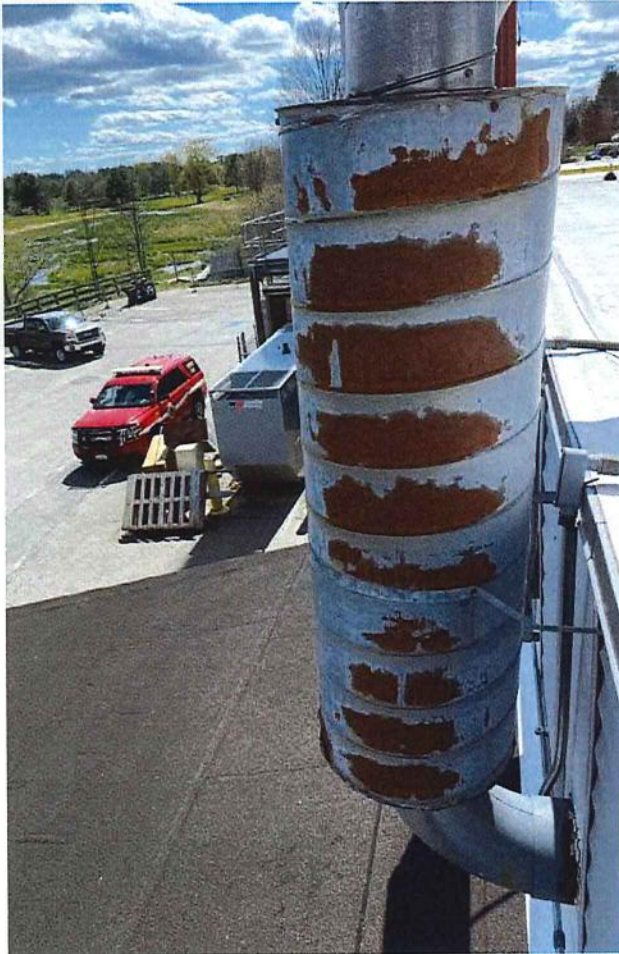


# Utility Room





# Structural and Exhaust



# Fire Facilities Project Budget

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a.	Construction costs with 3% contingency	\$16,900,000
b.	Architectural/Engineering	\$ 1,690,000
c.	Clerk of the Works	\$ 100,000
d.	Furnishings, Equipment, IT, etc.	\$ 450,000
e.	Materials Testing during construction	\$ 75,000
f.	Reserve for potential land acquisition (to A/C Trust)	<u>\$ 300,000</u>
<b>Total Project Budget</b>		<b>\$19,515,000</b>

# Fire Facilities Project Financial Plan

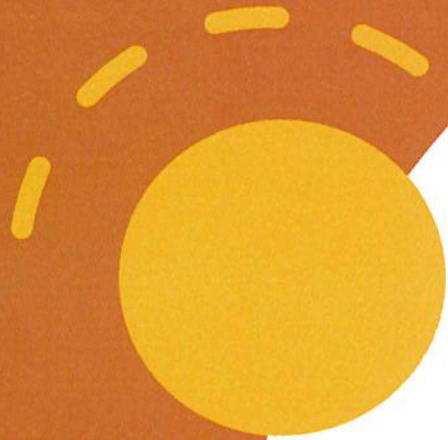
- Funding Sources
  - \$1.0M in ARPA Funding
  - \$1.0M in Unallocated Fund Balance
  - \$500K from sale of Central Fire Station
- Estimated Bond Terms
  - 25 yr. bond @ 3.75%
  - 30 yr. bond @ 3.90%
  - Bond all project costs except \$1.0M ARPA funds to stabilize impact upon taxpayer
- Tax Impact
  - Estimated \$0.21:
  - \$64.56 on single family home with average value of \$307,427.
  - \$42.62 on condominium with average value of \$202,949.

# Anticipated Borrowing Terms

Term	Projected Rate	Property Taxes	UFB	Use of Retiring Debt	ARPA/Station Sale	Non-Bonded Expenses	Principal Paid	Interest Paid	Balance
25	3.75%	\$ 13,975,000.00	\$ 3,125,000.00	\$ 10,236,500.00	\$ 1,500,000.00	\$ (1,115,000.00)	\$ (18,400,000.00)	\$ (9,315,000.00)	\$ 6,500.00
30	3.90%	\$ 13,650,000.00	\$ 2,640,000.00	\$ 13,207,500.00	\$ 1,500,000.00	\$ (1,115,000.00)	\$ (18,400,000.00)	\$ (11,481,600.00)	\$ 900.00
25 vs. 30		\$ 325,000.00	\$ 485,000.00	\$ (2,971,000.00)	\$ -	\$ -	\$ -	\$ 2,166,600.00	

Anticipated  
Project  
Schedule

<b>Fire Headquarters Building Program</b>					
<b>Timeline</b>					
<b>Phase</b>		<b>Days</b>	<b>Status</b>	<b>Start</b>	<b>Finish</b>
1	Space Needs	100	Completed by Mitchell & Associates	<b>Completed</b>	
2	Location	90	Working with AG's Office to secure Alexander-Carr Land	3/15/2022	9/15/2022
3	Architectural Firm	85			
	RFQ	30		6/1/2022	7/1/2022
	Interview/Choose Firm	7		7/1/2022	7/8/2022
	Finalize Specs and Bid	102		7/9/2022	10/29/2022
4	Land Use Approvals	60	RSA 674:54 process	7/9/2022	9/9/2022
5	Financial Planning	63		<b>Completed</b>	
6	Award bid - Construction	511		11/1/2022	3/27/2024
7	Acceptance/Punch List	18		3/27/2024	4/14/2024
8	Commission	35		4/14/2024	5/19/2024
9	Closeout/Occupancy	1		5/20/2024	5/20/2024



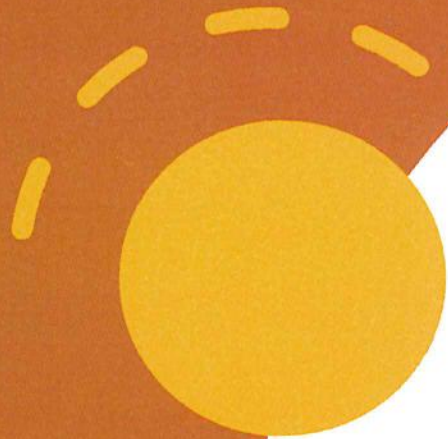
# Resolution #2022-039

To Approve a Supplemental Appropriation to the Fire  
Facilities Capital Reserve Fund

# Fire Facilities Capital Reserve Fund

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- Previously established in 2006.
- Conduit to receive funds and make payments on project costs and debt service.
- **Resolution #22-039 raises \$1.75M to the CRF**
- Funding Sources
  - \$1.0M in ARPA Funding
  - \$1.0M in Unallocated Fund Balance
  - \$500K from sale of Central Fire Station
  - \$750K annually from taxation



# Resolution #2022-040

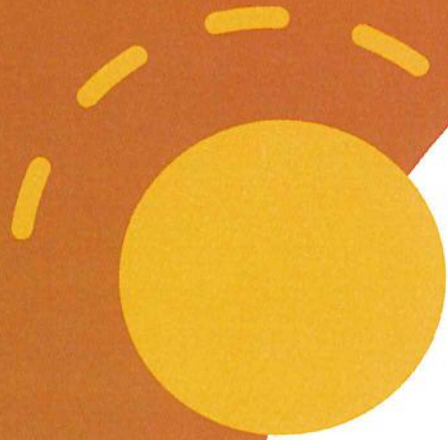
To Accept an ARPA Grant through NH Department of  
Environmental Services for the Autumn Woods Water  
System



# Autumn Woods Water System



- Res. #2021-074 appropriated \$280K to address arsenic levels.
- NHDES notified Town last Fall of \$52K in ARPA Grant Funding available for this project.
- Grant reduces local share of project costs to \$228K.



# Resolution #2022-035

To Authorize Issuance of \$1.6M in Bonds to Replace Culverts

# Estimated Construction Cost

Sunset Avenue #1 –	\$ 500,000
Sunset Avenue #2 –	\$ 500,000
Franklin Street –	\$ 600,000
TOTAL -	\$1,600,000

Funds would come from a bond issuance through NHMBB with a 10-year payback – estimated rate of 3.15%.

# Town's General Fund Debt Capacity

State Department of Revenue Administration annually “equalizes” the Town’s assessed valuation to:

- 1) Establishes the Town’s full and true property assessment at 100% of market value
- 2) Provides comparative information with all other municipalities for distribution of state revenues.

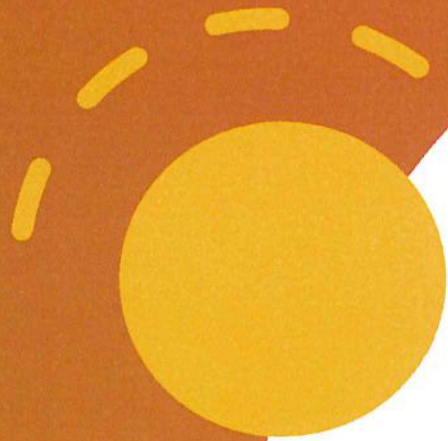
## **RSA 33:4-a caps debt to 3% of Town’s valuation as equalized by State**

- 2021 Town Equalized Valuation = \$ 4.719B
- Town’s Debt Limitation is therefore  $\$4.71\text{B} \times 3\%$  = \$141.6M
- Town’s Current General Fund Debt = \$ 6.5M
- Debt Capacity Remaining = \$135.1M
- Percentage of Debt Capacity Used = 4.6%

# Outstanding Debt Service

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	Issue	Maturity Date	Outstanding Principal
<b>General Fund Bond - Principal</b>			
Eastgate Infrastructure	2014	2024	\$ 225,000.00
Transfer Station & Rockingham Rd. Bridge	2013	2033	\$ 2,400,000.00
Police Station Expansion	2016	2026	\$ 245,000.00
Exit 4A, Hood Dam and Recreation Facility Improvements	2019	2039	\$ 3,665,000.00
<b>Total General Fund Bond Principal</b>			<b>\$ 6,535,000.00</b>
<b>Derry Commerce Corridor</b>			
(RTE 28 Improvements TIF Bond)	2021	2031	\$ 2,110,000.00
<b>Water Fund Bond - Principal</b>			
Woodlands Water Improvements & RT 28 Water Expansion	2013	2033	\$ 333,340.00
RT28 Water Expansion	2014	2034	\$ 1,210,034.00
<b>Total Water Fund Bond Principal</b>			<b>\$ 1,543,374.00</b>
<b>Wastewater Fund Bond - Principal</b>			
WW Effluent Force Main Upgrade	2003	2023	\$ 370,000.00
RT28 WW Expansion	2013	2033	\$ 166,660.00
RT28 WW Expansion	2014	2034	\$ 1,214,966.00
WWTP Effluent Upgrade Refunding	2016	2026	\$ 245,000.00
<b>Total Wastewater Fund Bond Principal</b>			<b>\$ 1,996,626.00</b>
<b>Total Principal</b>			<b>\$ 12,185,000.00</b>



# Resolution #2022-036

To Authorize Issuance of \$18.4M in Bonds to Construct a  
Central Fire Station

# Fire Facilities Project Budget

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a.	Construction costs with 3% contingency	\$16,900,000
b.	Architectural/Engineering	\$ 1,690,000
c.	Clerk of the Works	\$ 100,000
d.	Furnishings, Equipment, IT, etc.	\$ 450,000
e.	Materials Testing during construction	\$ 75,000
f.	Reserve for potential land acquisition (to A/C Trust)	<u>\$ 300,000</u>
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