

**TOWN OF DEERFIELD
BOARD OF SELECTMEN
January 3, 2022
MINUTES**

Call to Order

5:30 pm – Chairman McGarry called the meeting to order

Present: Fred McGarry, Chairman, Richard Pitman, Vice Chairman, Alden Dill, Cynthia McHugh and Dwight Barnes, Selectmen.

Pledge of Allegiance to the Flag

Chairman McGarry asks all to rise and pledge allegiance to the Flag

Regular Business:

Review of Outstanding Minutes of December 29, 2021

None to review.

Vouchers/Payroll Manifest/Accounts Payable Manifest:

Payroll Manifest - \$93,967.07

Motion: Selectman Dill moves to approve the payroll manifest as presented

Second: Selectwoman McHugh

Discussion:

Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries

Chairman McGarry corrected the motion and the vote to Accounts Payable not Payroll Manifest.

Signatures/Correspondence:

Nothing in the Signatures folder.

Chairman McGarry: In the correspondence, we've got a letter from Ray Ellis, which you all have a copy of.

Also have a letter from the Department of Revenue Administration and talking about the revaluation and the, how that came out as far as their statistical analysis was concerned and also pointing out that our next reevaluation is in 2025.

Vice Chairman Pitman: The whole town?

Chairman McGarry: Yeah.

Vice Chairman Pitman: 2025?

Chairman McGarry: Right.

And finally, we have a letter from Atlantic Broadband and, what's this John?

Mr. Harrington: A check that we get from ...

Chairman McGarry: Oh, for \$491.00.

Mr. Harrington: Yes.

Chairman McGarry: and 25 cents.

Selectman Dill: From whom?

Mr. Harrington: It's a cable, Atlantic Broadband, part of membership.

Chairman McGarry: That's all we have on correspondence.

Town Administrator's Report:

Mr. Harrington: I don't have any items to share with you other than obviously, the work has begun on the audio/visual upgrade.

He'll be back several times. He's waiting for one component but we'll be putting in pieces as they come in.

Selectwoman McHugh: Any time and when they expect, when you expect to be done with it?

Mr. Harrington: We're waiting on one component that's necessary for going online and because of computer chip shortage.

So, as soon as that piece comes in, we'll be able to give a date when we'll go online.

Unfinished Business:

Discussion on the Police Department design-building RFQ:

Chairman McGarry: And I gave a copy of email correspondence I had with a woman in Plaistow who's in the Planning Department and she did have some involvement with the Plaistow public safety building and of course, Eckman was the contract on that so she had provided comments.

The person who they listed as being the contact person is a retired police chief and Dee, who is the person I contacted said that it would be highly unlikely that the police chief, former police chief would contact us back so this is about as good as we're going to get on that.

Vice Chairman Pitman: Do we need to talk to him, Fred?

Chairman McGarry: To the former chief? No, it's a woman and you know we don't have to, no.

Vice Chairman Pitman: Oh, the former chief is a woman?

Chairman McGarry: Yeah.

Vice Chairman Pitman: Okay.

Chairman McGarry: And, I said I'd go back and contact the architect, Warren Street, with regard to the costs because it was some ambiguity with what the hell the overall costs was.

And, the architectural costs were \$65,000.00. The mechanical/electrical/plumbing was \$26,700.00. Structural was \$12,000.00 and the civil site work was \$25,500.00 for a total of \$129,200.00 and the price we got from Eckman was \$129,250.00.

Selectwoman McHugh: Of course, it was.

Chairman McGarry: So, for all intent and purposes, the price between the two is not an issue. It's basically the same.

Vice Chairman Pitman: That's hard to believe.

Selectman Dill: That is really odd.

Chairman McGarry: I found that odd myself. I was expecting something different but that's the way it is.

Vice Chairman Pitman: So, what's it boils down to now, references if they're the same?

Chairman McGarry: The, well the references that John was able to contact got four of each; well, we attempted to and ...

Selectman Dill: We got two back out of the four, I think is what you had.

Chairman McGarry: Yeah, on Eckman and we got four from Hutter and so the, since we're going to be putting, since we have a warrant article of \$130,000.00 which covers both of them, it's not absolutely imperative that we have to make a selection at this point.

Vice Chairman Pitman: Are we going to go with the \$95,000.00 or the \$130,000.00?

Chairman McGarry: That gives us the \$130,000.00

Vice Chairman Pitman: But the warrant article won't be \$130,000.00.

Chairman McGarry: No, it'll be \$95,000.00.

Vice Chairman Pitman: Right.

Chairman McGarry: So, one, I'm sure, either of the two teams will be willing to provide assistance to us at the deliberative session but it's going to be a situation we're going to have to make a decision before that to pick one of them.

And the choice we end up or we could either make that, make the decision now or within the next meeting or we can take and do an interview of both of them and then make the choice after that, after an interview so it's up to the Board as to how we want to proceed.

Selectman Dill: So, you left two voicemails, right John? I don't know if it's worth, it's a weird week and you know, Christmas week, I'm really not surprised we didn't hear anything back.

To me, the one reference that John got was pretty damning.

Chairman McGarry: Right.

Selectman Dill: And that is enough to sway me and make a decision but that's me.

Chairman McGarry: How do other Board members feel?

Selectman Barnes: Since the last meeting I had some more conversation with a close family friend that was involved with a Hutter project in Bedford, NH and he couldn't say enough good things about how they were to work with.

That coupled with that other reference, that'd be where I'd sit right now, with Hutter.

Vice Chairman Pitman: Is Hutter the one that uses a Concord architect?

Chairman McGarry: Yes, right.

Vice Chairman Pitman: I'd be more in favor of that. Local.

Chairman McGarry: So, do you want to have, I assume it would be best to end up having an actual vote to do this.

Mr. Harrington: Yes.

Vice Chairman Pitman: Can we have the vote subject to them coming in and talking to us to make sure we're impressed when we meet them before deliberative session?

Chairman McGarry: I guess we could call them in and meet with them and if we ...

Selectman Dill: What day is deliberative sessions again, John?

Mr. Harrington: February 5th.

Selectman Dill: So, we have a couple of weeks.

Chairman McGarry: Yeah, we have a couple of weeks.

Selectman Dill: And we don't have to have to meet with them on a regular Monday during a meeting, either.

Chairman McGarry: Don't have to, no.

Selectman Dill: We can meet with them another time.

Vice Chairman Pitman: Right.

Chairman McGarry: Certainly, if ...

Vice Chairman Pitman: Next week sometime?

Chairman McGarry: If they come in and sit down with us and everyone is as, feels negative about it then there's no reason why we couldn't rescind our vote and ...

Selectman Dill: Well, why don't we just hold off a vote and say, let's schedule an interview with them. I mean, rather than make it needlessly complicated.

Chairman McGarry: All right, so just go with Hutter with an interview with them?

Selectman Dill: Let's have an interview with them and then if we feel confident after that, have a vote.

Chairman McGarry: All right.

So, do you want to do this during the day? Do you want to try and do it in an evening? How do you want to do this?

Selectman Dill: I'm pretty open right now.

Selectwoman McHugh: Me, too.

Selectman Barnes: Same here.

Vice Chairman Pitman: Try to make it work around the basketball schedule.

Mr. Harrington: So, if it were during the day, would that make it easier for you?

Vice Chairman Pitman: Yes.

Mr. Harrington: So, I think, during the day would be best.

Vice Chairman Pitman: Does that would for you, Fred?

Chairman McGarry: Yeah, I can take and change my schedule.

Mr. Harrington: So, schedule an interview with Hutter during the day.

Chairman McGarry: Right.

Vice Chairman Pitman: They'd probably appreciate it more.

Chairman McGarry: Oh yeah, I'm sure they would.

Mr. Harrington: And if all five of you are going to be there, you'll have to post it.

Chairman McGarry: Right.

Mr. Harrington: Be a public interview.

Chairman McGarry: Yeah, right.

Vice Chairman Pitman: What do you think, at like 2:00 pm or in the morning?

Mr. Harrington: Whatever time works for you.

Vice Chairman Pitman: What works for you Alden?

Selectman Dill: I'm wide open right now.

Mr. Harrington: So, early afternoon, Dick?

Chairman McGarry: Does 2:00 in the afternoon sound okay?

Vice Chairman Pitman: One even.

Mr. Harrington: Okay. Let me see what they're available for early afternoon and what day.

Chairman McGarry: Okay.

Do you want to have, do you want to put an invite to the members of the committee to see if they want to ...?

Mr. Harrington: Which ones?

Selectwoman McHugh: Gary.

Mr. Harrington: Gary.

Selectwoman McHugh: Andy probably won't be able to come. He's working.

Mr. Harrington: He might and ...

Selectman Dill: He might. I mentioned it to him the other day and he said he might.

Mr. Harrington: Okay. No, he told me he would be willing to participate.

Selectwoman McHugh: Who else was there?

Chairman McGarry: Who else was on it? Do you remember?

Selectwoman McHugh: There was Jeanne. There was Zach Langlois.

Mr. Harrington: There was Kelly. There was Gary O'Connell.

Vice Chairman Pitman: That's what I was ...

Chairman McGarry: See if you can contact them and see if they were interested ...

Selectwoman McHugh: We're just going to do this with Hutter and not Eckman?

Selectman Dill: I mean, well, we're all pretty much leaning towards Hutter at this point based on the reviews so I don't see the point of bringing in somebody else to interview with at the same time.

I think like Dick said, this is more of a, reading that, this is who, in the reviews, who we were choosing and to make sure we will work with them.

Selectwoman McHugh: Okay.

Selectman Barnes: John, Bradley Briggs, too.

Selectwoman McHugh: Yeah.

Mr. Harrington: Bradley Briggs.

Selectwoman McHugh: Meet with them, I mean, if we are leaning that way anyway, then why do we need to meet with them? I don't know.

Chairman McGarry: I think the Board's feeling, at least my impression is, that we just want to be able to talk to them and see if we were going to be comfortable with them based upon their interview.

Vice Chairman Pitman: So, it's more like a get to know than to get into design.

Chairman McGarry: Right.

And, you know, some of the other issues that we were talking about earlier before the meeting, you can end up talking about those, too.

I know one of the issues I wanted to bring up with whoever we choose, if we use the site immediately across the street, it's entirely the possibility that we could use the water supply from here and jack underneath the street and so we wouldn't have to put a new well in and then similarly, we have the leach field that's down there that was put in to serve this school and there's nowhere near the number of people who are using that leach field and conceivably that could be tied into it as well and save money there.

Vice Chairman Pitman: That's huge.

Selectman Dill: In the same vein, after we left here the other day, I got thinking and it's interesting, a lot of Ray's comments in his letter that he sent us, popped up for me, too.

I'd really like to throw my name under the major change category and move highway up to the transfer station. And if we do that, then we have well and septic already where the highway department is.

That building is not in great shape. I mean, we'd have to be looking at upgrading the highway department sometime in the next 10 to 15 years, I'd figure.

It would consolidate the transfer station and the highway in one area which I think would help long-term growth on both.

That site is already in better shape for putting another building on where the highway department is now than here so we'd save a significant amount and if we were talking three or four hundred thousand dollars in site work, to me, we could build an adequate highway facility for that at, up at the transfer station.

The other thing and I thought I was really thinking big brain here but Ray said the same thing. We have a loader down there. I mean if nothing else, that'll, that could load trucks just as easy as it could do everything else and if we start consolidating some of our equipment like that...

I mean, we have a huge loader down there sitting that we use a few times a week, we won't have to rent a piece of machinery every winter.

That's just, I just wanted to throw that out there because I've been bouncing that around in my brain ever since and wanted to start getting some other people thinking about it.

Chairman McGarry: Cindy.

Selectwoman McHugh: I kind of liked that idea at first when I heard it but then I started thinking about it. The traffic for those trucks going up Brown Road. I don't know if that road can handle in the winter time, all that traffic up through there.

I mean that's something else we have ...

Selectman Dill: I don't know how much more plow truck traffic it would add over ...

Vice Chairman Pitman: Salt deliveries

Selectwoman McHugh: Salt deliveries.

Selectman Dill: We're hauling trash out of there. I mean, that isn't that ...

Vice Chairman Pitman: It's not like it's something new.

Selectman Dill: Yeah, I mean, it, the road's holding up pretty well for all of those huge trash cans hauling out of there.

Chairman McGarry: The only concern I would end up having is that and John and I had talked about this previously is the fact that it's this is basically, would end up being a two-vote ...

Selectman Dill: Yes.

Chairman McGarry: Issue and we could conceivably get the vote on the police station but if somebody decided to vote no on moving the highway department, then the police station would be dead.

That's the concern I have.

Selectman Dill: I have the same concern but at the other hand, I also have. I think it's time to think larger on this and it was interesting when you're reading through that, I can't remember if it was Hutter or Eckman, Canterbury just did the same thing and had a major reorganization of their town facilities and moving highway, library and a bunch of other ones and I don't think it's unheard of doing something like this around here right now and I think long term organization and consolidation, it would make a lot of sense.

Vice Chairman Pitman: So, we can still put the \$95,000.00 together.

Selectman Dill: Oh yeah. I'm not saying change anything like what we're doing now and ...

Vice Chairman Pitman: To have to dig into the ...

Selectman Dill: I was just starting to think more that this made sense.

Chairman McGarry: And, Dwight, were you going to have ...

Selectman Barnes: I agree 100 percent with what Alden just said. I really think it's the right thing for the town going forward.

Vice Chairman Pitman: It would look good to have a nice, white colonial-style police station behind the town hall instead of that flat roof metal building.

Selectman Dill: And it's not like that building is going to last us forever.

Chairman McGarry: Yeah, right.

Selectman Dill: You know we can keep patching it along but it's not, it's an adequate facility, I would call it.

Chairman McGarry: And that's certainly something that we can end up talking to either in the initial interview that we're going to have or once we make formally, make the selection, we can talk to the architect, the building team and see what their thoughts are and certainly the, you know we can talk about across the way, we can talk about at the, in back of the town hall. We can also talk about in back here too and see what their thoughts would end up being on all these three different sites.

Selectman Dill: I think John had a comment as well.

Mr. Harrington: I was only going to add if for Cindy's concern about the road, you could always bump up Brown Road as one of the roads to be upgraded if there was going to be increased traffic look to improve the condition of it if that was an issue.

Selectman Dill: We have quite a bit of land up at the transfer station.

Chairman McGarry: Yeah, we do.

Selectman Dill: I know we logged it a few years ago. It's more than just the existing footprint of what everybody thinks the transfer is now.

Vice Chairman Pitman: A lot more.

Chairman McGarry: A quite a bit more.

Vice Chairman Pitman: They were going bury horses up there.

Chairman McGarry: That's right.

Yeah, there's more than enough space to put a highway garage in there.

Selectwoman McHugh: That was something that other designer company told us that to look into another spot would be helpful.

Chairman McGarry: All right, so John will contact Hutter and see if we can set something up.

Vice Chairman Pitman: Be sure to get a couple dates, John, just ...

Mr. Harrington: I will.

Vice Chairman Pitman: Works for them.

Chairman McGarry: Then once you get a couple of dates, we can then can do an email poll and see which date would be best for us, individually.

Okay, I guess that's the next step.

Anything else on that topic?

Vice Chairman Pitman: All set.

New Business:

Chairman McGarry: Any new business?

Other Business:

And, any other business?

Selectwoman McHugh: How are we coming along with the well and septic from the transfer station?

Mr. Harrington: Rick just got all the information. He has yet to give it to me. I've just got to get it from him so it'll be ready for the 18th.

Selectwoman McHugh: We have a lot of projects and things out there that doesn't seem like they're getting done.

Things seem to slide away.

Mr. Harrington: Well, he has the information. I just checked with him. He got it just last week.

Selectman Dill: Did they finish the attendant shed repair that we had done the other day?

Mr. Harrington: I haven't gotten an update on that. I don't know if he's even started on that.

Selectman Dill: Okay.

I didn't know what the new official name was.

Selectwoman McHugh: Ceiling, roof, floor.

Selectman Dill: I don't know. Dump guy shack didn't seem right.

Chairman McGarry: All right, any other business and we have no non-public sessions so any citizen's comments.

Selectman Dill: Oh, I did have one quick thing. I just noticed. It in there. It's down to 665 cable subscribers which is quite a drop from where we were even a couple of years ago, so, there is a definite switch out of that so you might want to mention that to the cable committee.

Sorry.

Citizen's Comments:

Kevin Verville – 9 McCarron Road:

I'm here tonight to present a citizen petition warrant article which basically asks one of the questions we asked last year, in reverse.

So, last year we had our municipal election in the middle of the summer. We had record low turnout from any numbers that I'm familiar with and so it was a pretty big decision made by a small number of people and so I think it's worth asking the question again. I shouldn't say aye, the people that have signed the petition.

So, the question is "To see if the town will vote to discontinue the appointment of highway agent and to authorize the town to elect the highway agent. Current elected agent shall hold the office until 2023 (which is the same) at which time we'll elect a highway agent."

And so, I just wanted to bring this in for you to have it added to this year's warrant.

Vice Chairman Pitman: You all set, Kevin?

Mr. Verville: Yeah, that's it.

Selectman Dill: What is the deadline for petition warrant articles?

Mr. Harrington: January 11th.

Selectman Dill: 11th.

Thank you.

Chairman McGarry: All right. No other citizen's comments?

Motion: Vice Chairman Pitman moves to adjourn at 5:53 pm

Second: Selectman Dill

Discussion:

Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries

Next Meeting: Tuesday, January 18, 2022 at 5:30 pm

*The Minutes were transcribed and respectfully submitted by Dianne L. Kimball, Recording Secretary
Pending approval by the Board of Selectmen*