

TOWN OF EATON
CAPITAL IMPROVEMENTS COMMITTEE

January 2, 2024

The Eaton Capital Improvements Committee held a Public Hearing on Tuesday, January 2, 2024 at the Eaton Town Hall, 83 Brownfield Road, Eaton. Committee members present were Peter Klose, Jane Gray, David Norton and Road Agent Richard Heath Jr.

Peter Klose opened the Public Hearing at 6:35 pm and explained that the purpose of the Hearing is to submit the Committee recommendations to the Board of Selectmen. Peter Klose stated that the Committee identified large projects, but did not review the smaller expenses as they are funding through annual Capital Reserve appropriations.

Project #1 – Road Reconstruction

Peter Klose stated that there is approximately 3.5 miles of paved roads and that some sections need to be totally re-built. Peter Klose noted that this project is not included in the plan because the Committee felt that these costs could be taken care of within the annual budget.

Project #2 – School

Peter Klose explained that School Board Monique Hebert outlined to the Committee the potential costs for special needs students, which is handled through a Capital Reserve account. Peter Klose noted that not enough information is available regarding the school contracts to be dealt with within the Plan.

Project #3 – Town Hall Addition

Peter Klose explained that a prior committee reviewed Town Hall for offices, meeting space and storage and reviewed a plan proposed by Selectmen more than 20 years ago. Peter Klose stated that the Committee reviewed the current Town Hall and explained that in order to renovate the existing space, the building would have to be brought up to current building, fire and life safety codes, so the Committee felt that a 24x38 addition would be the better option for the Town. Peter Klose explained that currently there is no secure space for employees and that putting offices in the current building would not leave enough space for voting and Town Meeting. Peter Klose reviewed the list of benefits contained within the Committee report for the addition.

Project #4 – New Town Highway Garage

Peter Klose explained that the existing garage is old and not large enough for all the vehicles and equipment. Peter Klose noted that the structure is not strong enough to add insulation due to the snow loads. Peter Klose stated that the proposal is to construct a new garage and to use the existing garage for sand storage.

Peter Klose explained that the CIP Plan submitted to the Selectmen contains recommendations of the CIP Committee and is an advisory document. Peter Klose opened the Hearing for public comment.

Mary Lou Dow questioned which culverts and roads need work. Road Agent Heath stated that there are several roads that need to be totally reconstructed, otherwise repaving is a waste of money. Road Agent Heath noted that the gravel roads are worked on every year and that work will continue.

Judy Wilson questioned whether a tour of the garage is possible to review the condition of the current structure. Road Agent Heath noted that it is possible. George Diller questioned the proposed financing for the projects. Selectman Dick Fortin stated that the proposal is to seek funding through a bank or the NH Municipal Bond Bank and that the Selectmen will begin reviewing the options to present at the Bond Hearing. George Diller questioned whether the projects will be voted on at Town Meeting. Dick Fortin stated that the Bond Hearing will present the information and that the Warrant Article will be voted on at Town Meeting. Mary Lou Dow questioned whether interest rates have been researched. Dick Fortin stated that as soon as the Selectmen decide which projects to bring before the voters, information on borrowing, interest rates and estimated tax impact will be put together for presentation at the bond hearing on January 16th.

David Sorensen questioned the priority of the projects. Peter Klose stated that the CIP Committee has recommended that the garage and addition be done at the same time. Dick Fortin stated that the Selectmen are hoping that these public meetings will give them direction on how to proceed. Steve Farrell questioned the cost of the projects. Dick Fortin stated that the Board will need to review estimates before seeking financing. Peter Klose stated that the new garage is estimated at \$1.2 million and the Town Hall addition will be \$300,000. Adam Langdon questioned who submitted the bids and Peter Klose stated that construction companies have submitted cost estimates. Dick Fortin stated that the Selectmen will have to review the information and decide how to move forward. Adam Langdon noted that actual costs will not be available for Town Meeting.

Judy Wilson questioned the reasoning for doing both projects at the same time. Dick Fortin stated that the Selectmen have not yet discussed the proposal and no decisions have been made at this time. Stan Dudrick questioned whether bonding will be obtain for roads and buildings. Greg Grinnell noted that the bonding would only be for the two construction projects. Dick Fortin stated that Carol Mayhofer is researching available grant funding to assist with these projects.

David Condoulis questioned whether the voters will vote on funds for road reconstruction every year. Dick Fortin explained that there is a Capital Reserve fund and that each year money will be raised. Dick Fortin stated that the Selectmen are proposing that asphalt, gravel and road reconstruction monies raised every year be placed into one Capital Reserve fund that could be used as the road projects occur. David Condoulis noted that some of the road projects could cost more than appropriated in one year. Peter Klose stated that these are budget items and that voters should attend the Budget Hearing on February 8th. Dick Fortin noted that approximately \$400,000 has been raised for gravel

over the past 10 to 15 years. Road Agent Heath noted that the gravel roads still do not have enough gravel at this time.

Steve Farrell questioned if an architect will prepare plans. David Norton explained that the contractor will take care of preparing plans. David Condoulis questioned the location of the new garage as the existing wood building will not last much longer. Road Agent Heath explained that the wood building will be removed and that the new garage will be located on that side of the lot.

Mary Lou Dow questioned the cost of a handicap bus and the number of Eaton students. Jane Gray noted that the SAU provides transportation and there is a Special Education Capital Reserve account in the event that additional funds are needed during the school year. Peter Klose stated that enrollment numbers are not available at this time.

Dick Fortin thanked the CIP Committee members for their time and efforts.

There being no further questions or comments, Peter Klose closed the Public Hearing at 7:20 pm.

Respectfully submitted,

Lianne Boelzner

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