

OFFICIAL  
Planning Board CIP Sub-Committee  
9/7/2023

**Members**

David Copeland (Chair)  
Bob Strobel  
Hal Kreider  
Todd Abernathy  
Maggie Kerkhoff (absent)  
David Brown (absent)  
Ginger Dole

Mr. Copeland opened the meeting at 6:32pm, all members are present except Mr. Brown and Ms. Kerkhoff.

Also present is Ms. Eastman, Northwood Finance Director. She is getting a review of the CIP process, as beginning next year, she will be preparing the color-coded spreadsheet currently compiled by Mr. Strobel.

Mr. Kreider suggested we review all project requests for 2024...do we have all the required information from Department Heads?

While Ms. Eastman was making additional copies of department forms received, Mr. Abernathy updated the committee regarding the NES listed projects. The replacement of the School's boiler and removal of the existing underground oil tanks have largely been completed. It is expected that the boiler will be fired up on 9/23/23.

He further explained the School Board has reviewed and acted on sections of a multi-faceted improvement proposal prepared by EMC, a municipal project management company. Replacing the roof and adding solar panels are projected for 2024. The School Board has approved entering into a Municipal Lease Agreement. As both roof and solar panels have a life expectancy of 20 years, the Lease Agreement is for 17 years, with a fee up to 5.124% and up to \$3.5 million cost. There are considerable rebates which will be used to offset construction costs, and the currently budgeted utility costs will cover the lease payments. The Board will be having an additional presentation to discuss details for other proposed components, such as switching to LED lighting throughout the building, and air conditioning, currently proposed for 10+ years from now.

The Library requests for the Elevator/Lift Replacement for \$30,000 funded by a Warrant Article, and a Standby Generator for \$30,000 funded by grants were reviewed.

The Highway Department request for the Salt Shed Expansion for \$50,000, previously requested for 2025, was moved to 2024 by unanimous vote. The Garage expansion, which was previously requested for 2026 discussed. After discussion, it was also unanimously agreed to move the project to 2029, and to request a new Expendable Trust Fund be established with funding of \$140,000 in 2025. As with all requested projects, this will be reviewed each year, and adjusted as needed.

Discussion next centered on the need for updated/new facilities for both the Police and Fire Departments. Mr. Kreider provided updates on both questions and comments received at previous listening sessions, including suggested options. It was agreed that the town needs to establish a funding

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source for these facilities. With Mr. Strobel's assistance, the committee reviewed annual repayment amounts as follows: \$5,000,000 bond at 5%; a 20 year bond would cost \$400,000/year; a 30 year bond would cost \$320,000/year. Discussion continued.

***Motion: Mr. Copeland made the motion to add \$25,000 to facilities in 2024. Mr. Kreider seconded the motion. Vote 5-0 – Yes. Motion approved.***

***Motion: Mr. Strobel made the motion to move both Fire & Police Facilities to 2025, with funding source as a 30 year Bond to spread out annual payments. Mr. Kreider seconded the motion. Vote 5-0 – Yes. Motion approved.***

The School's projects were largely reviewed earlier, but discussion reopened for Air Conditioning. Although the School requested this for 2036, it was noted that this week many schools closed or dismissed early due to 90+ degree weather. As Mr. Abernathy earlier reported, this is one of the components still being discussed, and could possibly be included in the Municipal Lease Agreement. Discussion continued.

***Motion: Mr. Kreider made the motion to move NES Air Conditioning to 2025, and entered an approximate cost of \$350,000. Mr. Copeland seconded the motion. Vote 5-0 – Yes. Motion approved.***

Recreation projects requested for 2025-2027 were moved further out to 2033. The committee reviewed the final spreadsheet with adjustments made by Mr. Strobel during the meeting, with the final goal being to stabilize the annual expenditures as much as possible.

Ms. Eastman will send an email to each Department Head showing the CIP committee's recommendations. If a department has any questions or concerns regarding these results, they should contact Ms. Eastman.

If any department would like to further discuss the CIP recommendations, they will be directed to attend the next meeting on 9/11/23. If no further changes, the committee feels ready to send to the Planning Board the final plan.

***Motion: Mr. Kreider made the motion to adjourn the meeting at 8:35 pm. Mr. Strobel seconded the motion. Vote 5-0 Yes. Meeting adjourned.***

Respectfully submitted,

Ginger Dole  
Recording Secretary