

TOWN COUNCIL AGENDA
September 27, 2021
Moose Hill Council Chambers
7:00 P.M.

Regular meetings are cablecast live and videotaped for the convenience of our viewers at home. 7:00 PM.

A. CALL TO ORDER

B. PUBLIC COMMENT

- 1.) Ambulance RFP Discussion
Presented by Chief Darren O'Brien

C. PUBLIC HEARING

D. NEW BUSINESS

- 1.) **Presentation Regarding Water District Feasibility**
- 2.) **Discussion of Feasibility of Legal Action Related to PFAS Contamination**
- 3.) Recognition of PFAS Task Force Members
Presented by Councilor Tom Dolan
- 4.) **Resolution #2021-23** – A Resolution Relative to Authorizing a Master Lease-Purchase Agreement with TD Equipment Finance, Inc.
Presented by Justin Campo
- 5.) Discussion of RSA 72:81 – Commercial Industrial Construction Exemption
Presented by Kevin Smith

E. OLD BUSINESS

F. APPROVAL OF MINUTES

Approval of September 13, 2021 Town Council Minutes

G. APPOINTMENTS/REAPPOINTMENTS

H. OTHER BUSINESS

1. Liaison Reports
2. Town Manager Report
3. Assistant Town Manager Report

I. ADJOURNMENT

J. MEETING SCHEDULE

- A. Town Council Meeting – 10/04/2021
Moose Hill Council Chambers, 7:00PM

RESOLUTION 2021-23

A Resolution Relative to the
*Authorizing a Master Lease-Purchase Agreement with
TD Equipment Finance, Inc.*

First Reading: 09/27/21
Second Reading: Waived
Adopted: 09/27/21

WHEREAS the Town of Londonderry (the “Town”) desires to acquire certain miscellaneous equipment during fiscal years 2022 through 2024 in an aggregate principal amount of up to \$1,746,567 (collectively the “Equipment”);

WHEREAS the Town desires to finance its acquisition of the Equipment pursuant to a lease-purchase financing arrangement under the authority of RSA 33:7-e, which shall include a “non-appropriation” clause requiring each year’s lease payment to be appropriated by the Town;

WHEREAS in order to evaluate options to finance its acquisition of the Equipment by means of such lease-purchase financing arrangement, the Town issued a Request for Proposals dated September 2, 2021 (the “RFP”) with the assistance of its Financial Advisor, PFM Financial Advisors LLC;

WHEREAS in response to the RFP, the Town received a lease-purchase financing proposal from TD Equipment Finance, Inc. (“TD”) dated September 16, 2021 and in the form presented to this meeting (the “TD Proposal”), which was the lowest cost lease-purchase financing proposal received by the Town; and

WHEREAS the Town wishes to (i) memorialize its acceptance of the TD Proposal; and (ii) approve the terms of the TD Master Lease-Purchase Agreement and related documents (collectively the “Master Lease-Purchase Agreement”), with the understanding that the subsequent acquisition of Equipment by the Town with proceeds of the Master Lease-Purchase Agreement will be incident to orders for the same approved by the Town Council;

NOW, THEREFORE, in consideration of the foregoing by the Londonderry Town Council, it is hereby:

RESOLVED: that the TD Proposal is hereby accepted by the Town;

RESOLVED: that the Master Lease-Purchase Agreement, in substantially the form presented to this meeting, with such revisions as may be required by the Town’s bond counsel, is hereby approved;

RESOLVED: that the execution and delivery of the Master Lease-Purchase Agreement on behalf of the Town by the Town Manager (or such other Town officials as may be specified by the Town's bond counsel) is hereby authorized;

RESOLVED: that in the event that the Town uses other available funds to acquire Equipment prior to financing the same under the Master Lease-Purchase Agreement, it intends to use the proceeds of the Master Lease-Purchase Agreement to reimburse itself, such an undertaking constituting an expression of the Town's "official intent" for purposes of Treasury Regulation 1.150-2; and

RESOLVED: that the Town is authorized to take such other steps as are necessary to effectuate the foregoing.

John Farrell - Chairman
Town Council

Sharon Farrell - Town Clerk

(TOWN SEAL)

A TRUE COPY ATTEST:09/27/21

**Town of Londonderry, NH
Fiscal Year 2021 Lease**

Bidder	Interest Rate	Rate Locked Through	Interest Expense	Fees	Prepayment Options	Notes
Key Bank	3-yr @ 0.97% 7-yr @ 1.20%	10/22/2021	3-yr \$8,213.09 7-yr \$32,579.53	No additional expenses	Make-whole penalty or Prepayable at any time with prepayment penalty Months 1 – 12 2.00% Months 13 – 24 1.00%	-Subject to annual renewal for FY2023 and FY2024 -Credit approval expected in 3-5 days -No cost for escrow
Municipal Leasing Consultants	3-yr @ 1.125% 7-yr @ 1.297%	10/5/2021	3-yr \$9,525.49 7-yr \$35,213.04	No additional expenses	The Lessee will have the option to prepay on any payment date for 102% of the remaining balance	-Assumes Equipment delivered -Did not address FY2023 and FY2024 -Did not discuss credit approvals
Santander	3-yr @ 1.38% 7-yr @ 1.66%	Rate lock 10 days prior to close	3-yr \$11,684.60 7-yr \$45,068.35	No additional expenses	The Town may prepay the Lease Schedule on any payment date with no prepayment premium.	-Includes ability to escrow funds for FY2023 and FY2024 -Subject to bank credit review
TD Bank	3-yr @ 0.681% 7-yr @ 1.12%	10/29/2021	3-yr \$5,766.10 7-yr \$30,407.56	No additional expenses	Lease may be prepaid at any time in whole, but not in part, subject to a prepayment premium based on greater of yield maintenance or 1%	-Subject to bank credit review -Index to FHLB for FY2023 and FY2024 (subject to annual review) - No cost for escrow

LONDONDERRY TOWN COUNCIL MEETING MINUTES

1 September 13, 2021

2
3 The meeting took place in the Moose Hill Council Chambers, 268B Mammoth Rd,
4 Londonderry, NH 03053.

5
6 Present: Chairman John Farrell; Vice Chairman Joe Green; Councilor Tom Dolan, Deb
7 Paul, and Jim Butler; Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik;
8 Executive Assistant Kirby Brown

9 CALL TO ORDER

10
11 Chairman Farrell called the Town Council meeting to order. This was followed by the
12 Pledge of Allegiance. This was followed by a moment of silence for all of the people who
13 lost their lives on the September 11, 2001 attacks twenty years ago.

14
15 PUBLIC COMMENT

16
17 Ted Kitchens, Manchester-Boston Airport Director, gave a presentation regarding the
18 airport during and post Covid and what is to come. See attached presentation. Manchester-
19 Boston is getting a new airline, Spirit Airlines. Kitchens went over grants that the airport
20 received during Covid.

21
22 Chris Oliverio, 1 Trolley Car Lane, referred to an email he sent regarding the road race
23 Millennium Running put on that was down Trolley Car Lane. Oliverio stated that there was
24 no notice of a road closure prior to that day. Chairman Farrell stated that Millennium
25 Running responded to his email and he will forward it to Oliverio. LPD Captain Kim
26 Bernard stated that any time there is a large scale event such as this road race, Lt. Jason
27 Breen handles preparation for large scale events. Breen will work with the company closely,
28 once approved by the Town Managers Department. Captain Bernard stated that there were
29 some miscues as far as signage. Captain Bernard stated that John Mortimer was always
30 worked with LPD. This seems to have been an oversight on the signage. Oliverio stated that
31 there were cones put out earlier in the day and later on there were runners, they didn't know
32 what was going on. Captain Bernard stated that they usually do door hangers. Town
33 Manager Smith stated that in the email from Millennium Running they admitted to not
34 appropriately communicating with Trolley Car Lane, but it was fully accessible on race day.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

35 Dan Brag, 5 Trolley Car Lane, stated that there is a communication problem with the NH
36 Department of Transportation. Brag stated that there have been letters sent to residents on
37 Trolley Car Lane advising them that their property would be appraised and there has been
38 confusion as to what's going on. They're going into someone people's houses and others
39 just looking at the land. Brag asked why they are doing this. Brag asked for clarification as
40 to what's going on whether they're building an access road, taking out some trees, etc. No
41 one knows. Town Manager Smith stated that as far as the letters, Wendy Johnson replied
42 last week that the department is supposed to be reaching out and making contact with all of
43 those neighbors this week. Smith stated that if they don't let him know. Chairman Farrell
44 asked if the state can take some action so there's better communication. Brag stated that it's
45 a state appraiser.

46

47 Police Captain Kim Bernard gave the Council and public an update on the recent car break-
48 ins. There were thirty break-ins and one stolen. Captain Bernard reminded people to lock
49 their cars.

50

51

NEW BUSINESS

52

53 Councilor Dolan gave a final report on the PFAS outcome and committee. What the
54 committee found, what they would like to see going forward, and Councilor Dolan thanked
55 the members and Assistant Town Manager Drabik for all of their help. Councilor Paul
56 suggested the town look at the possibility of creating a water committee.

57

58 Ray Breslin, 3 Gary Drive, stated that everything that has been said is good and it's heading
59 in the right direction.

60

61 Chairman Farrell discussed prior Budget Committee member Christine Patton who stepped
62 down do to her husband's health. Her husband has since passed and she would like to be
63 reinstated to finish out her term in March 2022. Vice Chairman Green motioned to reinstate
64 Patton and second by Councilor Butler. Chair votes 5-0-0.

65

66 Chairman Farrell introduced Order #2021-14, an order relative to the expenditure of
67 Reclamation trust Fund. Motion to approve Order #2021-14 made by Vice Chairman Green
68 and second by Councilor Dolan. Chair votes 5-0-0.

LONDONDERRY TOWN COUNCIL MEETING MINUTES

69

APPROVAL OF MINUTES

70

71 Motion to approve the Town Council minutes from August 16, 2021 made by Councilor
72 Dolan and second by Vice Chairman Green. Chair votes 5-0-0.

73

74 Town Manager Smith reminded people that it's the last week for dog registration and civil
75 forfeitures will be going out.

76

77 Town Manager Smith discussed the name of the Exit 4A connector road and suggested the
78 name Ulster Scott Parkway to the Council for consensus to go to the Heritage Commission.

79

80

ADJOURNMENT

81

82 Motion to adjourn made by Vice Chairman Green and second by Councilor Dolan. Chair
83 votes 5-0-0.

84

85 Notes and Tapes by: Kirby Brown Date: 09/13/2021

86 Minutes Typed by: Kirby Brown Date: 09/18/2021

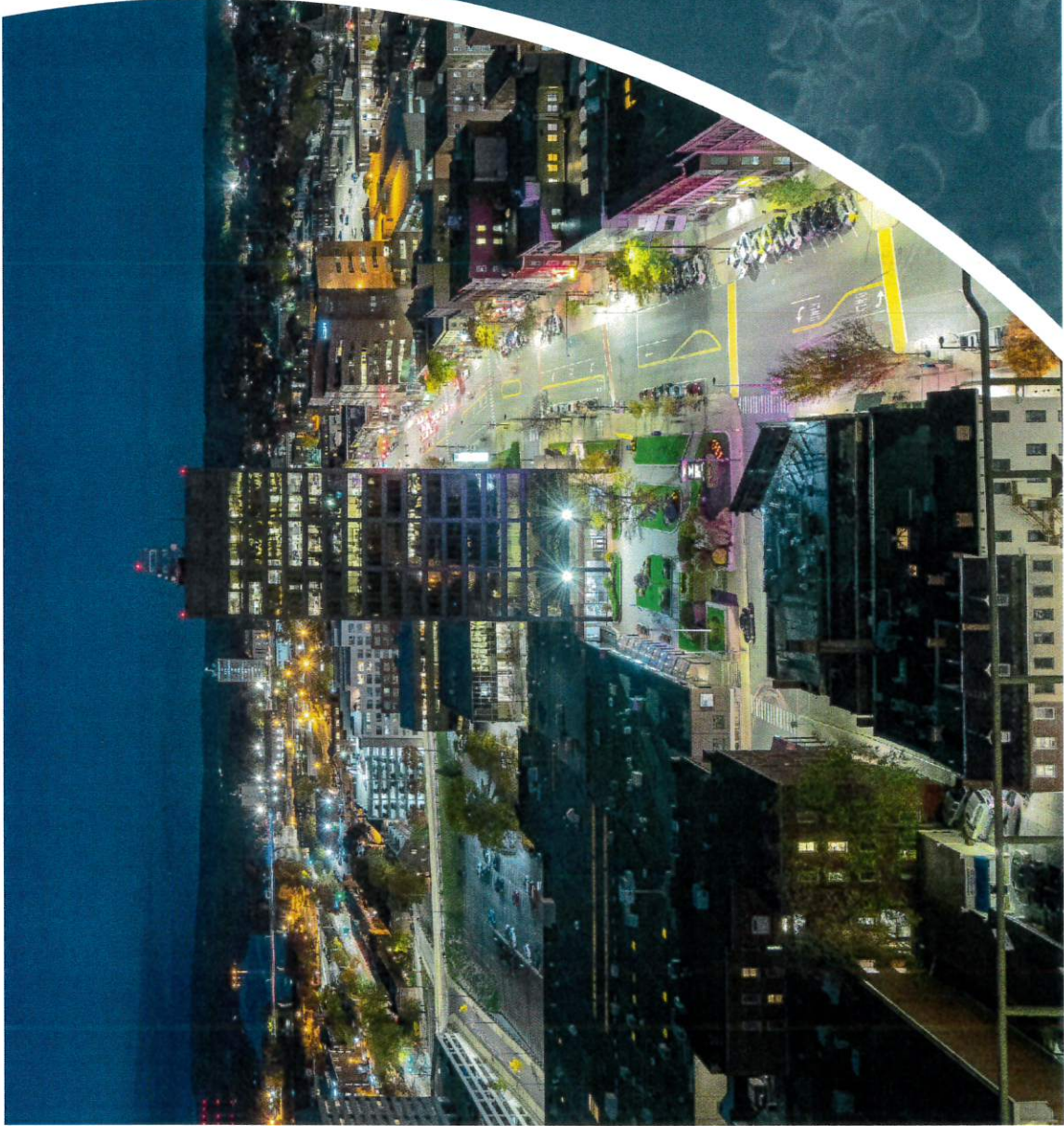
87 Approved by: Town Council Date: 09/27/2021



UPDATE ON AIRPORT ACTIVITY

PRESENTATION TO:
TOWN OF LONDONDERRY
TOWN COUNCIL

SEPTEMBER 13, 2021





Agenda

1. Air Service Update
2. Pandemic Impact and Recovery
3. Current and Near Term Airport CIP projects



**Orlando and Ft. Lauderdale (daily nonstops):
STARTS OCTOBER 7TH!!!**

**Ft. Myers (4x weekly nonstop):
STARTS NOVEMBER 17TH!!!**

**Tampa (3x weekly nonstop):
STARTS NOVEMBER 18TH!!!**

spirit
New Nonstop Service to
Fort Lauderdale, Fort Myers,
Orlando & Tampa

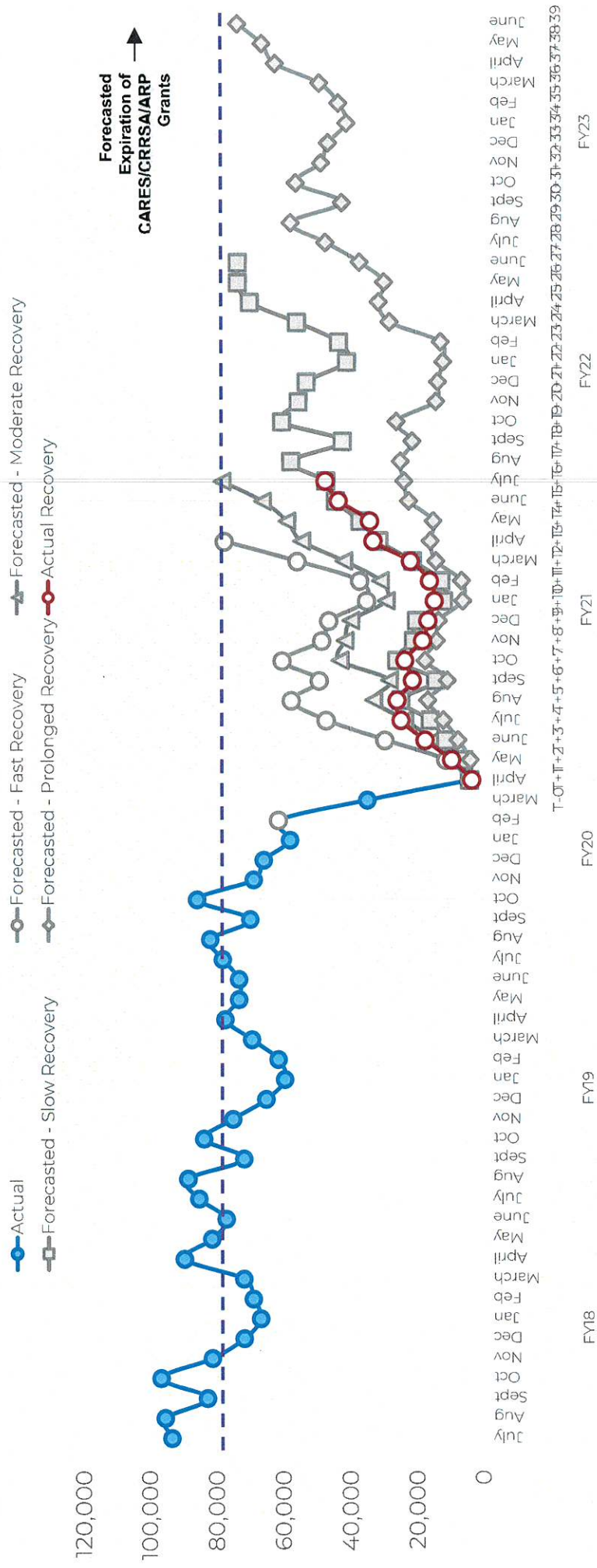


- Spirit will provide what this market has needed for the past decade: lower fares, more destinations, and direct flights.
- If the community buys enough tickets, then I am confident they will expand their offerings out of MHT.
- If the community does not, then I fear it will be decades before we get another airline to enter the market.

The background of the entire page is a dark teal color with a faint, repeating pattern of COVID-19 virus particles. These particles are depicted as spherical structures with a complex, spiky surface, characteristic of the coronavirus family. The particles are scattered across the page, with some appearing more prominent than others, creating a subtle, scientific aesthetic.

THE IMPACT OF COVID-19

Actual Traffic Recovery vs. Four Recovery Scenarios



Our recovery has improved substantially since February 2021

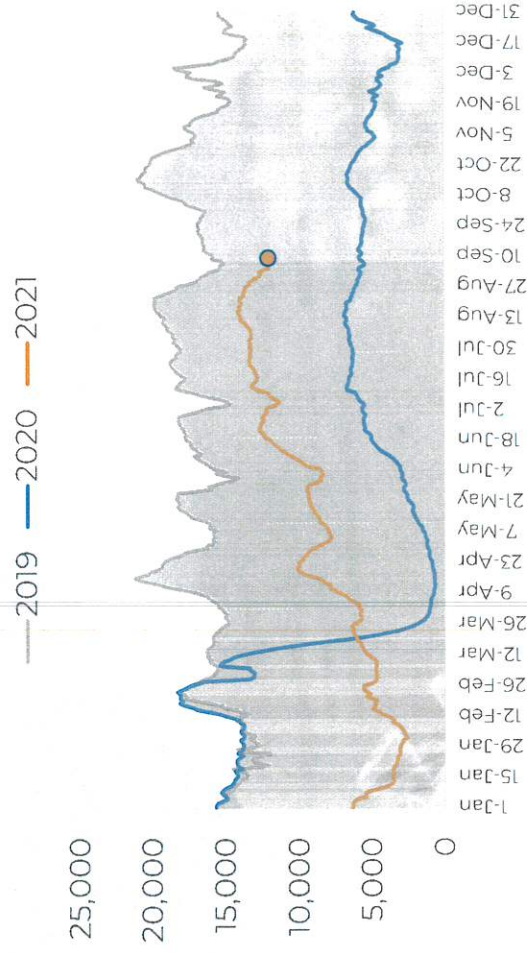
- This is consistent with our expectation that the pace of vaccinations will dictate consumer confidence levels.
- We have entered Phase IV of the recovery. We anticipate this phase to continue until we reach 100% pre-pandemic passenger activity levels.



Three-year rolling seven-day security throughput trend line shows a good recovery.



Photo courtesy of Ora Lassila



Aviation sector received three tranches of federal financial support

Coronavirus Aid, Relief, and Economic Security ("CARES") Act Grant

- The Airport received a grant in the amount of **\$12,129,630.**
- Used nearly 100% of our CARES Act grant to reimburse debt service payments and cash required for our advanced refunding.

Coronavirus Relief and Recovery Supplemental Appropriations Act ("CRRSA") Grant

- The Airport received a grant in the amount of **\$4,315,459.**
- Approximately \$182,545 of this grant is reserved for concessionaire relief.
- Will continue to use for debt service purposes.

American Rescue Plan Act ("ARPA") Grant

- The Airport received a grant in the amount of **\$8,735,862.**
- Approximately \$730,180 of this grant is reserved for concessionaire relief.
- Will continue to use for debt service purposes.

FUTURE PLANS





Entered into an agreement with AeroTerm to
market and develop a new cargo hangar at the
Airport



- Currently working with AECOM on conceptual layouts focusing on highest-and-best use of land, both developed and undeveloped.
- UPS facility reverts to the Airport in 2024.
- Current Aeroterm (i.e. FedEx facility) is not optimized and in need of replacement.



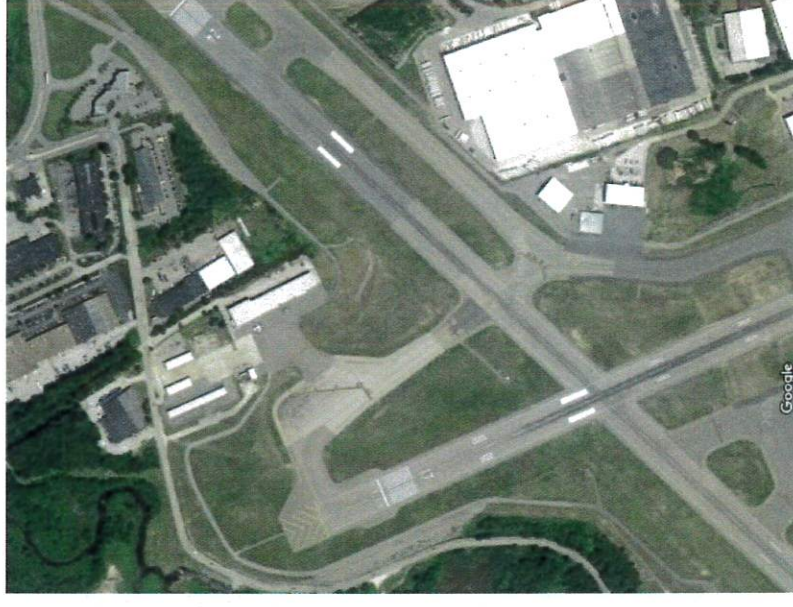
Transforming the Airport into a multi- modal hub

- Improving regional bus connectivity.
- Including an Airport stop to provide rail connectivity. The current plans do not show a direct linkage to the Airport terminal.
- Embracing AAM/RAM to increase Airport catchment area.

Photo courtesy of Jake Sevigny

CIP Project Update: Taxiway Hotel

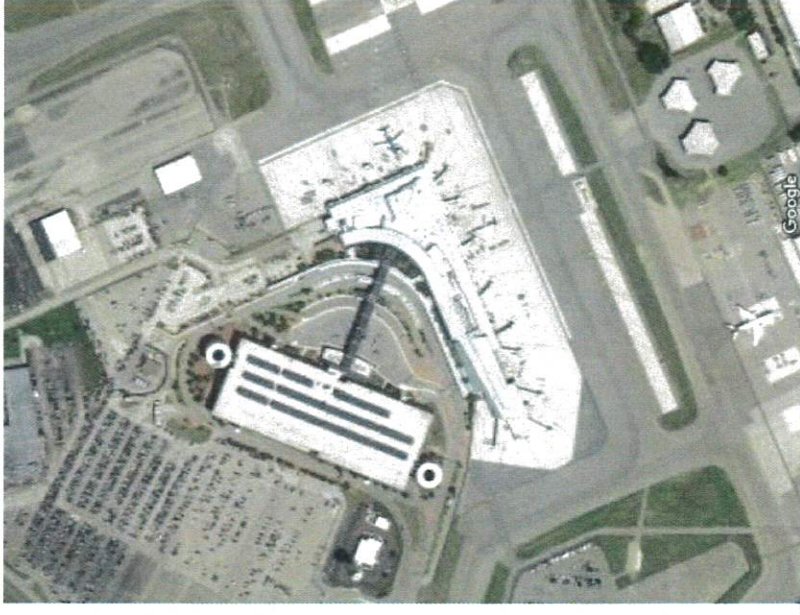
- ❑ **AIP# 3-33-011-120-2020 Taxiway Hotel RIM (Construction Phase)**
- ❑ **Funded with 2020 FAA grant at 100% federal match.**
- ❑ **Bid opening conducted 4/16 with lowest bid at \$6.2m, which was below engineer's estimated cost.**
- ❑ **Audley will commence construction in spring 2022.**



CIP Project Update: Fire Alarm Replacement

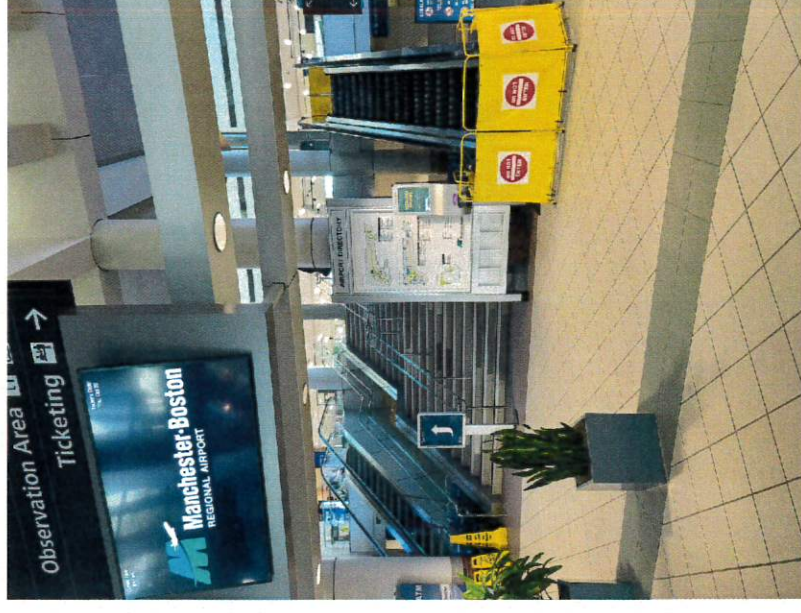
- **AIP 3-33-0017-121-2020 Fire Alarm Replacement Project**
 - \$1.2M awarded to Piquette & Howard Electrical Services, Inc.

- **Project is underway, with some fire alarm testing and panels out of service temporarily.**



CIP Project Update: Main Escalator Replacement

- ❑ **AIP 3-33-0011-122-2020 Elevator and Escalator Maintenance Replacement Project.**
- ❑ **KONE was awarded the project.**
- ❑ **New escalators will be reversible. Project completion date is March 2022.**
- ❑ **First escalator is ahead of schedule and should be turned over on October 1st.**



Future Projects

- ❑ **Three main projects in next year's CIP:**
 - ❑ **A:** Reconstruction of Runway 17-35 – project is currently being designed. Estimated project cost of \$15m.
 - ❑ **B:** Perimeter Road Reconstruction – included as part of the Runway 17-35 project. Will fix drainage and grading issues.
 - ❑ **C:** Taxiway Alpha Retaining Wall – addresses drainage issues along the top of the retaining wall. Estimated cost is \$1.5m.



thank you.

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