



LONDONDERRY TOWN COUNCIL AGENDA

FEBRUARY 27, 2023 • 7:00 P.M. • MOOSE HILL COUNCIL CHAMBERS

John Farrell • Chair
Joe Green • Vice Chair
Jim Butler • Councilor
Deb Paul • Councilor
Chad Franz • Councilor

Michael Malaguti • Town Manager
Kellie Caron • Assistant Town Manager | Director of Economic Development
Justin Campo • Finance Director
Kirby Brown • Executive Assistant

A. CALL TO ORDER

B. PUBLIC COMMENT

C. PUBLIC HEARINGS

D. NEW BUSINESS

1. **Order #2023-02** – An Order Relative to the Expenditure of Maintenance Trust Fund for Various Projects
(Dave Wholley, Public Works Director)
2. State of Londonderry DPW Presentation
(Dave Wholley, Public Works Director)

E. OLD BUSINESS

F. APPROVAL OF MINUTES

February 6, 2023 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

1. Town Council Meeting 03/06/2023
Moose Hill Council Chambers, 7:00 P.M.

ORDER #2023-02

An Order Relative to

EXPENDITURE OF

MAINTENANCE TRUST FUNDS FOR VARIOUS PROJECTS

Reading: 2/27/2023

Adopted: 2/27/2023

WHEREAS voters since 2003 have approved funding for the maintenance and repair of public buildings and grounds in the town; and

WHEREAS by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$34,600.00 from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

NOW THEREFORE BE IT ORDERED by the Town Council of the Town of Londonderry that the Town Treasurer is hereby ordered to expend \$34,600.00, from the Expendable Maintenance Trust Fund for the aforementioned repairs and improvements.

John Farrell, Chairman
Town Council

Sharon Farrell
Town Clerk

A TRUE COPY ATTEST:
2/27/2023

Description	Vendor	Amount
<p><u>Migrate and upgrade Fire houses HVAC to BMS</u></p> <p>In an effort to build upon the newly upgrade town wide building management recently created with both the Town Hall and the Leach Library built by ENE Systems, we are requesting the following allocations for each fire house to be brought on line enhancing the towns ability to monitor all HVAC systems for mechanical needs and energy efficiency.</p>	<p>ENE Systems of New Hampshire</p> <p>Station 1 (North)</p> <p>Station 2 (South)</p> <p>Central Fire</p>	<p>\$ 16,265.00</p> <p>\$ 10,825.00</p> <p>\$ 7,510.00</p>
<p>Total Town Council EMTF Order #2023-xx</p>		<p>\$ 34,600.00</p>

STATE OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS



FEBRUARY 27, 2023

Presented by:

Dave Wholley

Director of Public Works & Municipal Facilities

FACILITY COMMITTED



- ❖ Heavily invested in modernizing facilities over the past 20+ years
- ❖ However, what's missing? Perhaps Overlooked?
- ❖ Perhaps Council Resolution -Tax Payer Relief Act Of 2020?
- ❖ HOWEVER, Perhaps now it's time to discuss the possibility of a DPW facility

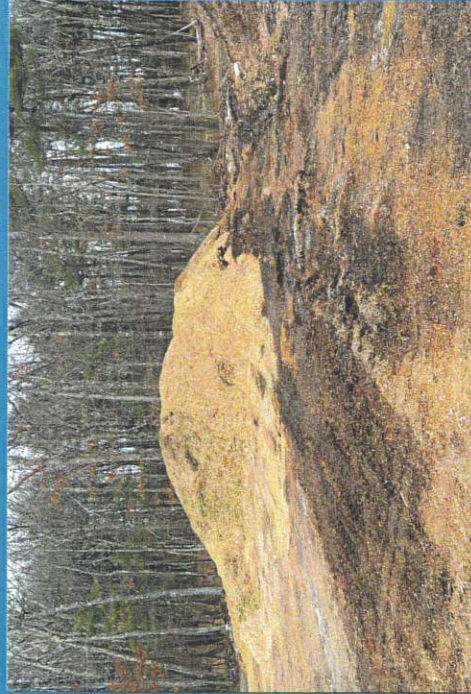
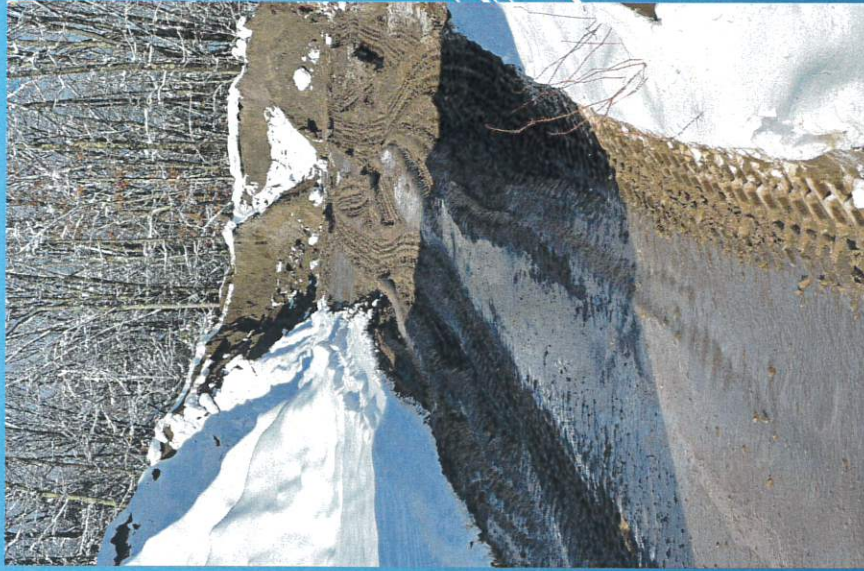


MAIN AREAS OF CONCERN

- ❖ Site Conditions
- ❖ Material Storage
- ❖ Equipment Storage
- ❖ Facility Inadequacies
- ❖ Operational inefficiencies
- ❖ Employee Safety & Working Conditions

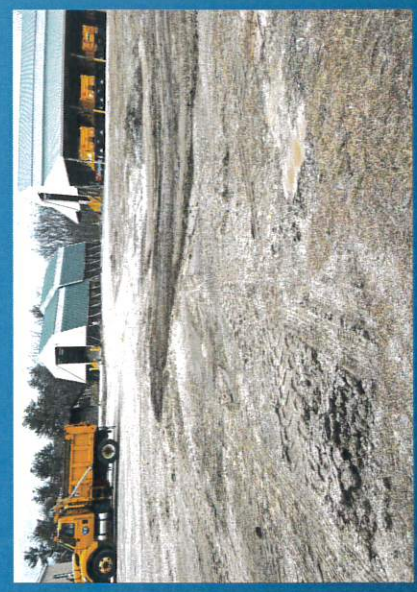
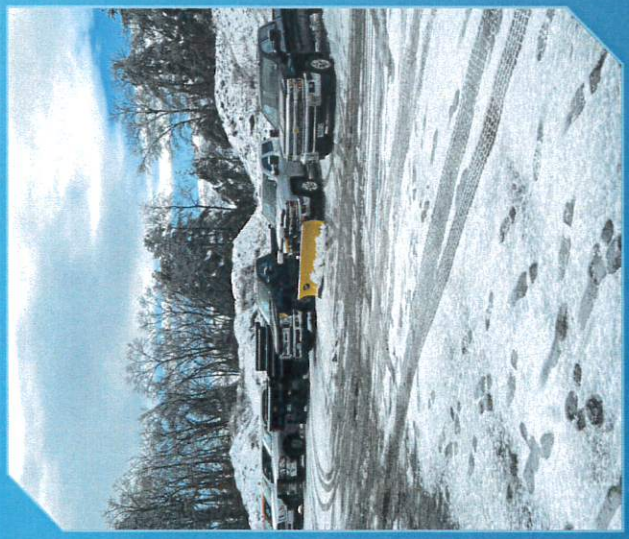
SITE CONDITIONS

- ❖ Muddy parking areas
- ❖ Muddy materials
- ❖ Muddy work areas
- ❖ Muddy mess



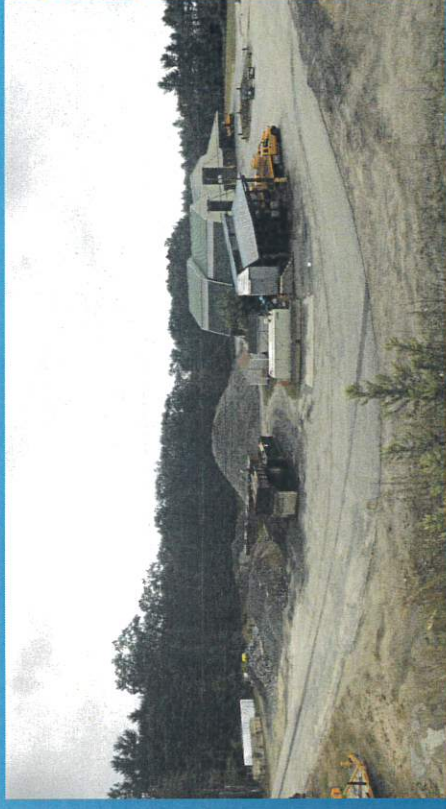
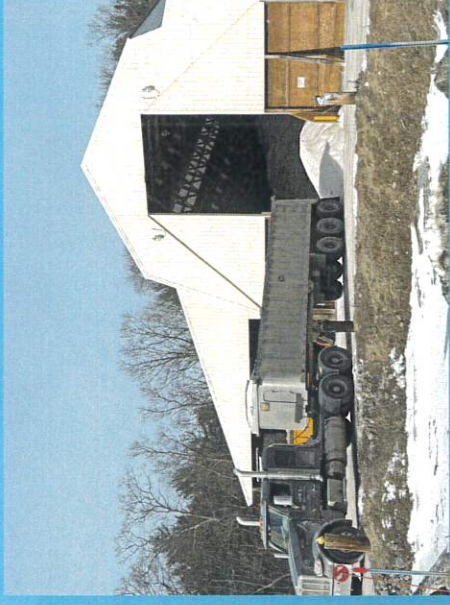
SITE CONDITIONS

- ❖ Ice!!
- ❖ Unsmooth surfaces
- ❖ Slow runoffs
- ❖ Ponding water



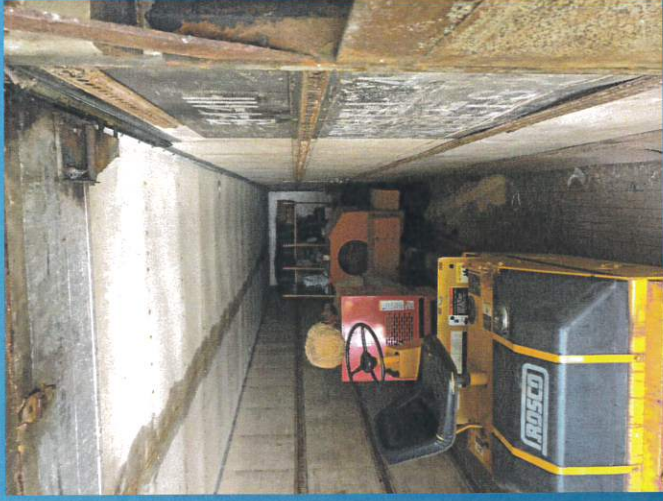
MATERIAL STORAGE

- ❖ Grossly undersized sand/salt mix shed
- ❖ All construction material uncovered
- ❖ Small and tight salt sheds
- ❖ Inadequate cold patch bin



MATERIAL STORAGE-TRAILERS

- ❖ Total of 9 storage structures
- ❖ In/on/under or around
- ❖ Unlit, not ventilated, unstable
- ❖ Impractical/unsafe



MATERIAL STORAGE-BUILDINGS

- ❖ Inadequate storage
- ❖ Improper storage
- ❖ Limited work surfaces
- ❖ Upstairs parts room
- ❖ Flammable materials



NO sprinkler/fire or ventilation systems



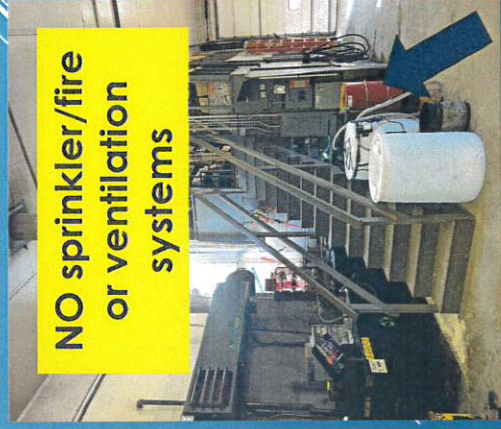
NO sprinkler/fire or ventilation systems



5'9"

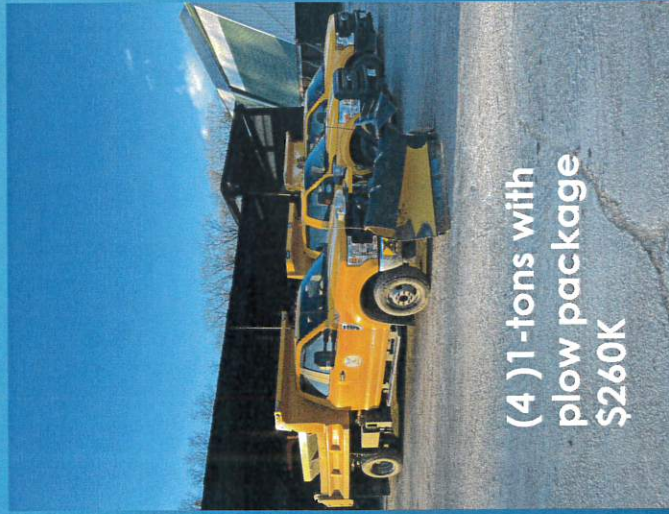


NO sprinkler/fire or ventilation systems



EQUIPMENT STORAGE – UNCOVERED

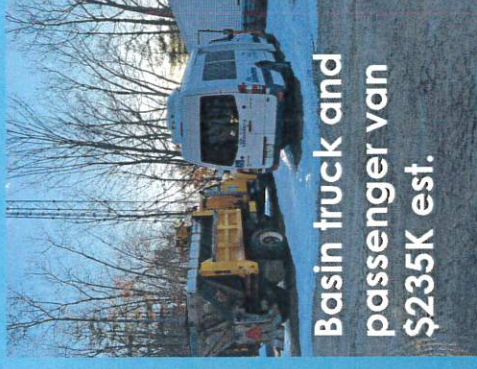
- ❖ Year round outside – in sun, rain, snow, ice, mud, dust, bird waste, critters, rodents, etc.



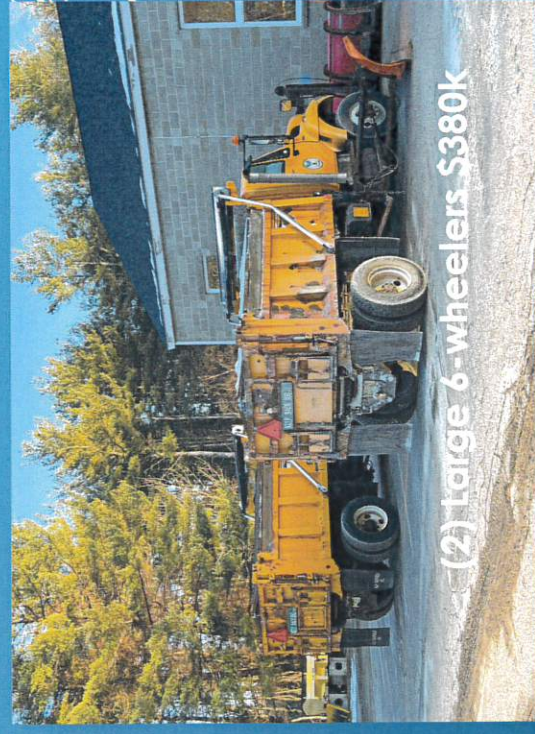
(4) 1-tons with
plow package
\$260K



Replacement
value \$600K est.



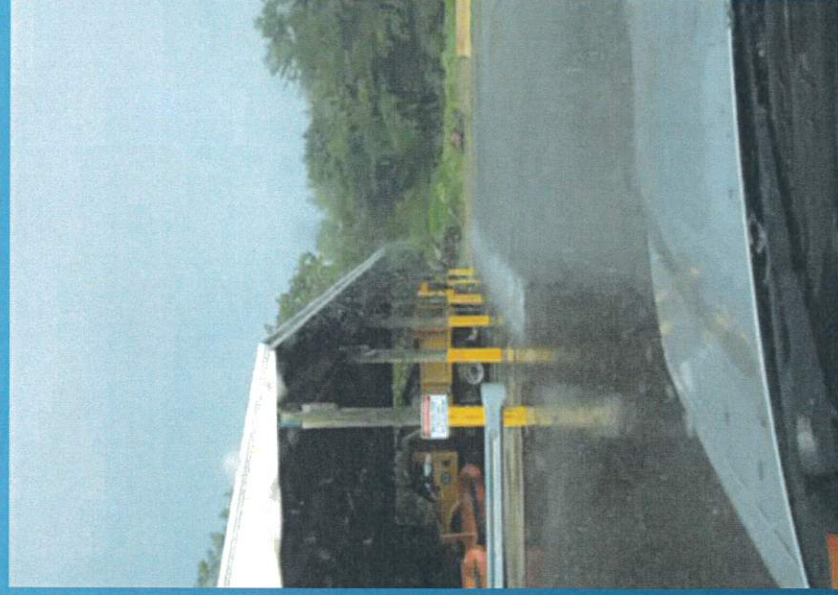
Basin truck and
passenger van
\$235K est.



(2) large 6-wheelers \$380k

EQUIPMENT STORAGE-LIMITED COVER

- ❖ Not immune to the elements
- ❖ Wildlife-critters, birds nest here



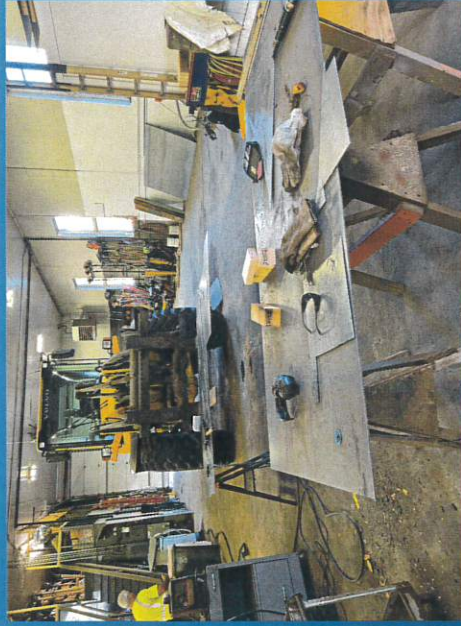
GARAGE INADEQUACIES

- ❖ No room for crimping machine
- ❖ Tight working quarters
- ❖ Spare parts and tools located in trailers



GARAGE INADEQUACIES

- ❖ Built in 1971 (50+ years old)
- ❖ 40x80 (3200 sq. ft.)
- ❖ Limitations on work schedule
- ❖ Side by side tasks difficult
- ❖ Closes down garage to singular task
- ❖ Employees waiting on others welding/grinding/cutting



OPERATIONAL INEFFICIENCIES

- ❖ End up with an inferior product
- ❖ Clumps on screens and belts

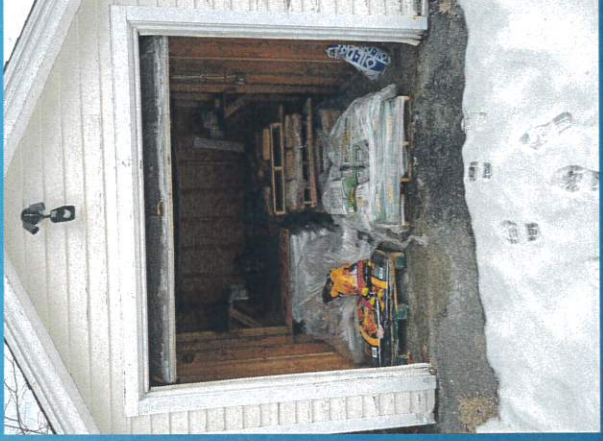


- ❖ Wears on equipment hydraulics
- ❖ Places employees in the weather

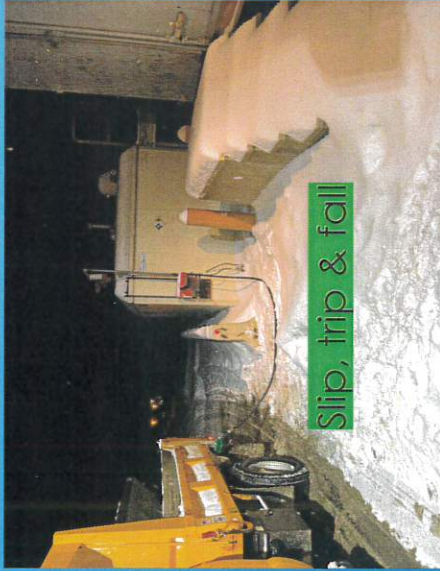


OPERATIONAL INEFFICIENCIES

- ❖ Tight breakroom/training room
- ❖ Small locker room, limited locker space
- ❖ Move equipment to get at equipment
- ❖ Move supplies to get at supplies
- ❖ Limited back up power to garage



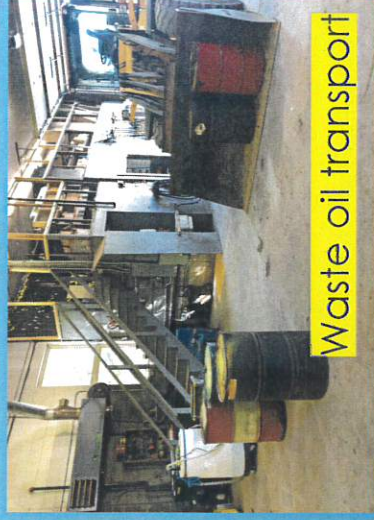
EMPLOYEE SAFETY & WORKING CONDITIONS



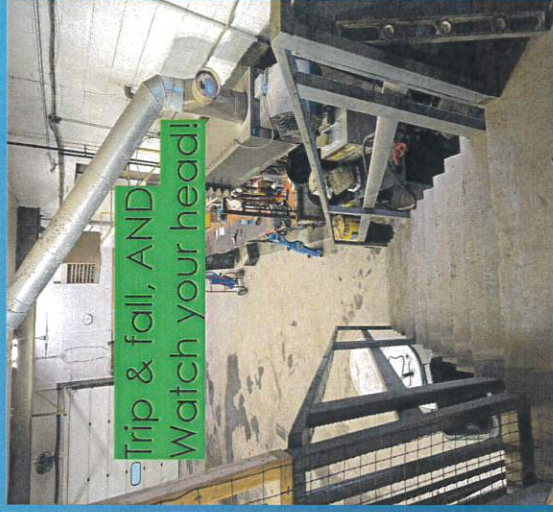
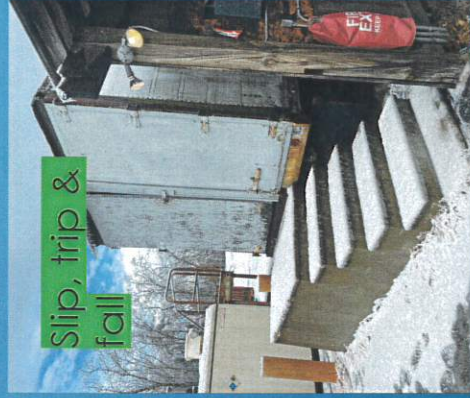
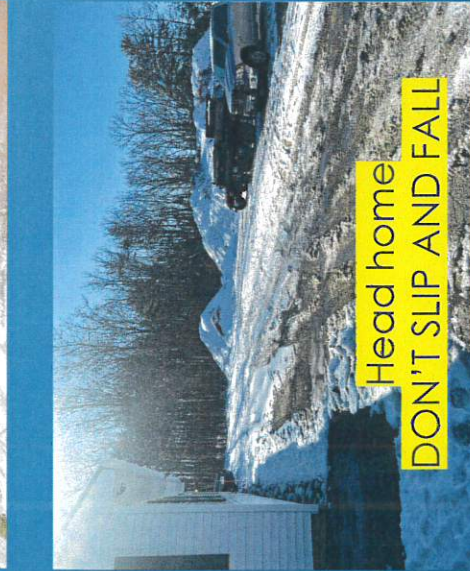
PUBLIC WORKS

All that we do, is in response to you!

FIRST RESPONDER



Red and Blue FOLLOW Yellow!!



MOVING FORWARD

- ❖ Heavily invested in modernizing facilities over the past 20+ years
- ❖ However, what's missing? Perhaps Overlooked?
- ❖ Perhaps now it's time to discuss the possibility of a DPW facility

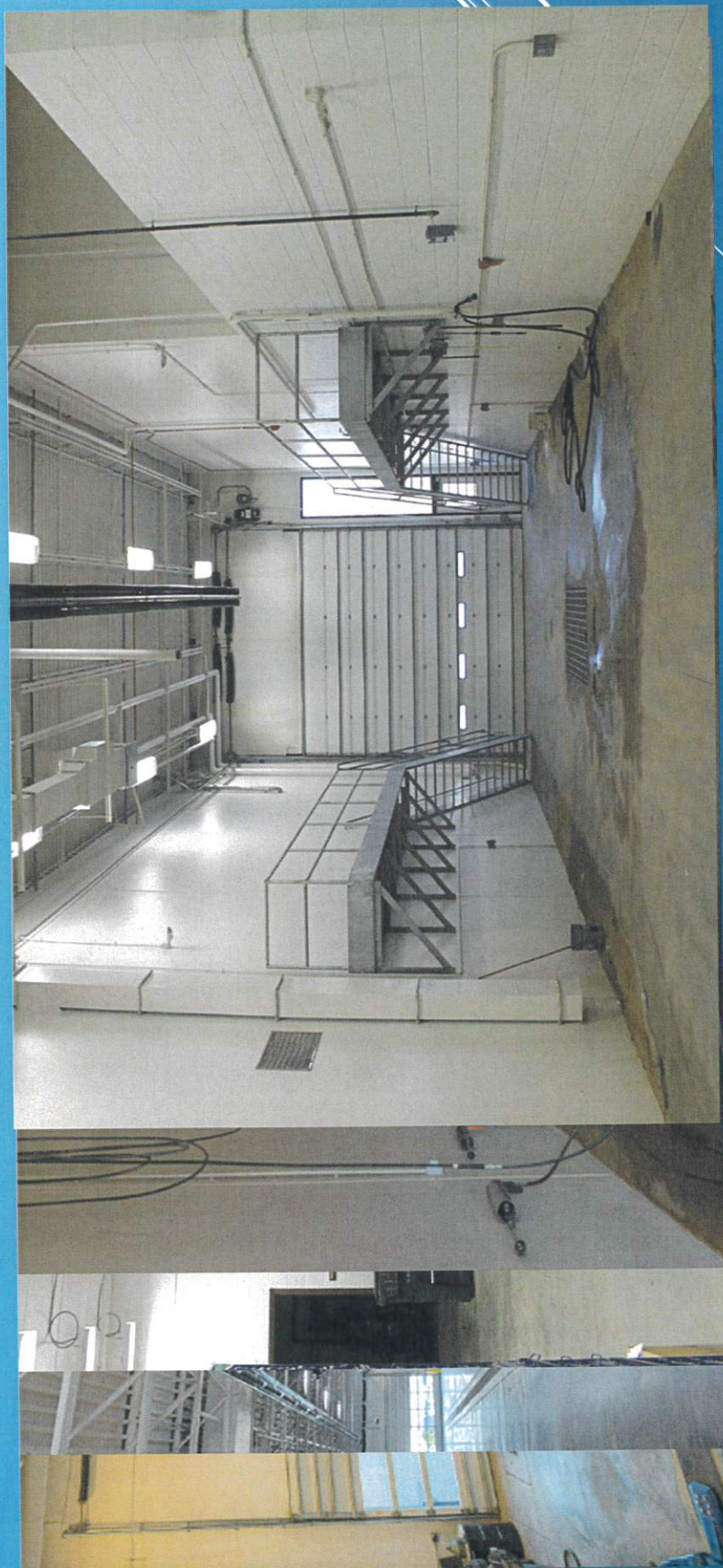
Request to authorize and conduct a Facility Master Plan Feasibility Study

- All previously mentioned items to be completely evaluated for lost efficiencies and inadequacies
- Determine appropriate square footage needs for each task needed and improved response times
- Examine current location vs. alternate location within Londonderry
- Examine possibility for this facility to help with other community needs as follows:
 - Fleet management for all vehicles
 - Fuel farm for all departments-frees up space at Central Fire
 - Relocate waste oil drop off-frees up space at Central Fire
 - Free up office and storage space at Town Hall
 - Potential for additional parking at Town Hall
 - Relocate drop off center to achieve year round access
 - Storage units for other departments- PD, FD, HR, Finance, TM, Etc.
 - Opportunity for GoGreen initiatives-solar panels/E.V. charging area
 - Wash facility to improve longevity of costly equipment
 - List goes on and on-endless opportunities to solve long standing challenges

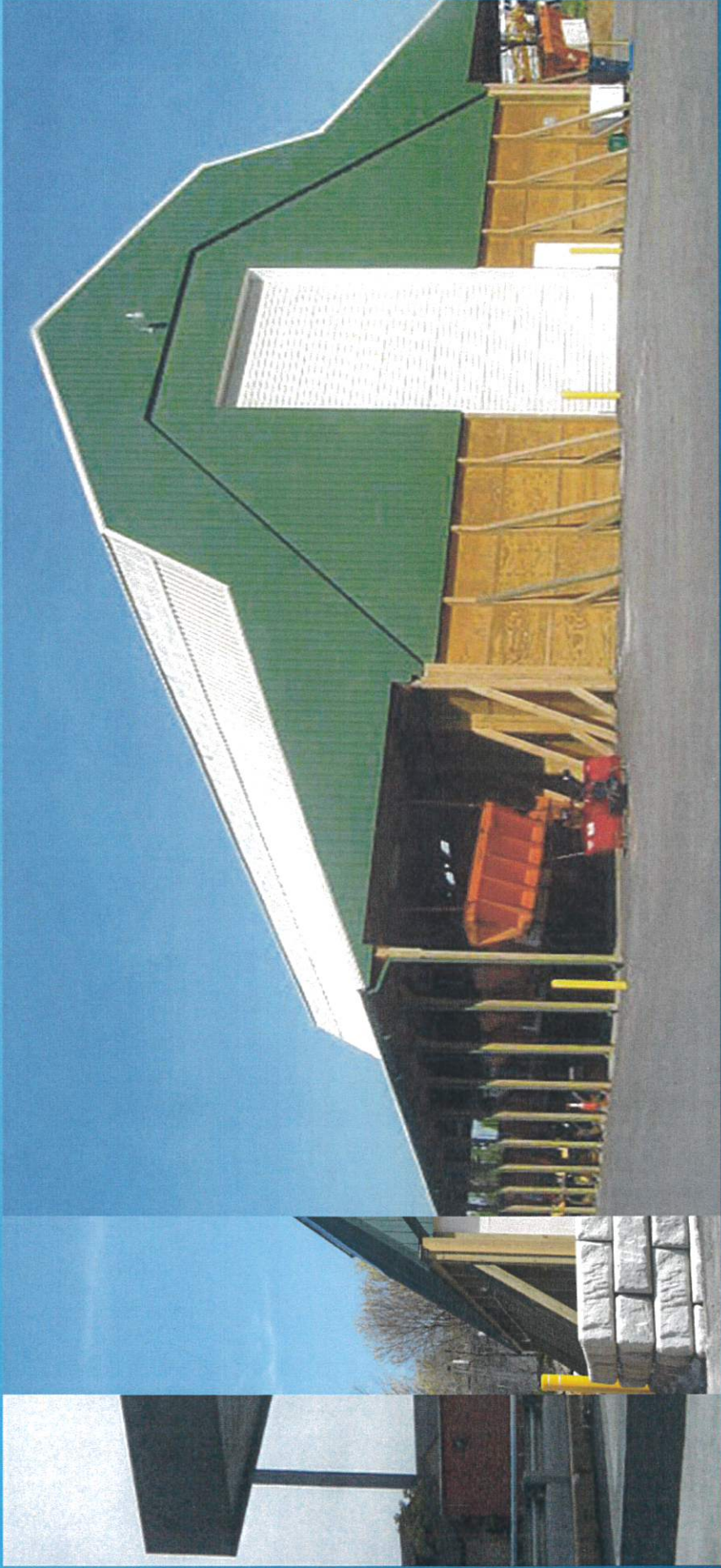
MODERN FACILITY



FLEET MANAGEMENT



FUEL FARM & SALT BARN



YEAR ROUND DROP OFF CENTER



GO GREEN!!!



BOUND BY THE LIMITATIONS OF NO FACILITY

If we had:

Vac/Jet truck

Street Sweeper

Mowers-lawn maintenance

Sidewalk machine

Hot box

Bulk liquid calcium/brine storage



We could perform:

Jetting of drain lines/culverts.

Sweep roads and MS4 compliance.

Hire seasonal summer help-mow cemeteries and other properties.

Provide winter maintenance for all sidewalks.

Better and longer lasting repairs of pot holes.

Make better use of pre-wet systems resulting in enhanced salt operations

THANK YOU!!!

Questions/Comments?