

**TOWN OF KENSINGTON
BOARD OF SELECTMEN
MEETING MINUTES**

October 20, 2014

Approved January 5, 2015

In attendance: Norman DeBoisbriand, Robert Wadleigh and Peter Merrill were in attendance. Norman called the meeting to order at 6:32pm.

NEW BUSINESS:

Police Department Trailer Update-

- **Trailer Lease-** Peter received notification from Chief Sanders that the trailer company they would need a minimum of 30 days for delivery. He will need to confirm where electricity will be brought in to the trailer to map the trenching for the water. Norman found another trailer company online, Modulease and noticed they use a service closet for the electricity. Bob stated since the trailer will be skirted and insulated, we shouldn't worry about the water freezing. The board compared the two trailers and Modulease is four feet shorter and has only one bathroom. Their trailers have offices already constructed versus William Scotsmen who will need to make one to order. Both would need to have a secure area for Toni. The cost for William Scotsmen is almost \$2k per month rental. Peter reported in addition to the annual \$24k rental, installation will cost another \$10,500. Many of the fees were similar for setup and delivery between the two companies. We need to find out costs when the lease ends for teardown and removal of offices. Kathleen reported in the past the police department has constructed their own skirting, but she wasn't sure if they were going to do it again. Skirting for William Scotsmen is \$2016 and Modulease is \$3000. Dave Buxton reported to Lynne the ramp is available for our use. Peter will drive by to look at it and then they will need to determine how to transport it here. Peter noticed that William Scotsmen is ADA compliant, but Modulease doesn't mention it in their paperwork. Modulease has a one year minimum lease and William Scotsmen has a two year lease.

Peter was in favor of Modulease because their lease term is more favorable but they need to find out the terms if an extension is needed. He prefers a second bathroom but there aren't many people in the trailer at once. William Scotsmen has a storage tank and Modulease has a septic but there may be an additional bathroom in the town hall available. Bob said he's hoping we won't need the trailer for two years and since William Scotsmen is a 24 month minimum lease, he prefers Modulease. Peter feels Modulease will have a quicker delivery time since they aren't made to order. Norman will ask if they can build a security wall for Toni or will allow the Town to build one. Peter would also like to see if they would consider six month leases after the one year is expired and to find out if we place an order with Modulease by October 30th, could it be delivered on site by November 24th. Norman will also ask William Scotsmen if they have a 24x60 trailer which isn't a pumper so we don't have to pay them to pump it out, if they will drop a pipe for connection for the bathroom and details on their renewal terms.

Peter made a motion for Norman to pursue the trailers and obtain the facts and figures as discussed seconded by Bob with all in favor.

- **Water-** Comac contacted Norman regarding the well and they would like to start next week.
- **PD Storage Trailer-** The Board discussed options for the temporary storage trailer behind the town hall. Norman suggested moving the items in the storage trailer to the trailers at the salt shed. He would like to empty this and get rid of it before work is started. Lynne reported she believes we own the storage trailer. Bob suggested asking B&S to store it for us temporarily. Peter will contact Scott Cain and discuss our options. Norman advised they still need estimates to install the tank which he offered to obtain from local contractors. Peter suggested having Dave handle this since he's more familiar. Peter will contact him.
- **Repaving-** Norman also wants to start obtaining estimates for the repaving after the trenching. Dave will be asked to work on this as well. They'd like the bids back by the first of November.
- **Generator-** Peter spoke with an electrician and was told it is probably cheaper to buy another generator than move the current one. Bob Nigrello had told Peter the East Kingston police department may have an additional generator we could borrow. Norman said if you use a stand-alone generator, you'd need a transfer in the trailer. Peter suggested getting a spec. from the trailer company for a load analysis. Norman suggested leaving the one at the town hall and using a stand-alone for the trailer. The one at the town hall would cover water and the security system. Bob prefers propane because of difficulty getting gas during outages.

Peter will research the electricity, Dave will be assigned the paving and septic, and Norman will handle the well and trailers. They are going to make their best effort to have the police in the trailer by the first week of December. We need to find out about the breakdown of the current trailer and removal fees and how quickly they come and take it. Norman will find out when he calls William Scotsmen. They will research footing needed for the handicapped ramp and barriers so no one backs into the trailer as they did in the past.

Town Hall Update- Norman received one estimate from Chevalier Carpentry to replace the stairs. We only had two stringers and need a third one to bring them up to code. It will be more cost effective and easier to by new risers because the old ones have glue on them. The cost to reinstall with new material is \$787. He'd like to do this as quickly as possible because it's dangerous and a liability. Peter suggested putting the one inch rigid foam with radiant foil against the wall and z-strip in between the panels which is easier to do without the stairs. If you reinstall the stairs now, it will make the insulation job more difficult. Peter doesn't want him permeating the concrete which will permeate the membrane. Norman said as long as there is silicone behind the stringer they would be ok. You can frame below the stringer to support it and frame with 2x4's going down. They decided to wait on the stairs. Peter said he had another recommendation to use a radiant foil with foam and install it first so you don't have to worry about any membrane issues and they will spray a rubber cement adhesive. You can put in metal

studding and then foam it with closed cell foam so it's tight with all the R value you want. He would also strongly suggest putting fiberglass in the ceiling or using urethane spray foam.

Norman asked Peter to follow up on reinstalling the electrical panel. He reported an air test was done on Friday and they are awaiting the results. Peter asked for permission to find and replace the batteries on the smoke detectors. Norman added a security and fire system should be installed. Peter replied you cannot have a hard wired a/c system that ties into an alarm system because the alarm systems are typically d/c setups for battery backup. He said you can have wireless smoke detectors that are battery powered that can be sent to a central alarm.

Norman then mentioned when the water is run to the trailer, we will need to heat two rooms with portable electric heaters.

OLD BUSINESS

Non Public Session RSA91A:3,II(a): Norman made a motion to enter non-public session at 7:50pm, seconded by Bob with all in favor. Personnel matters were discussed. Bob made a motion to end non-public session at 9:30pm, seconded by Peter with all in favor.

Next Meeting Date-November 3, 2014 7:00pm in the Kensington Elementary School Library.

The meeting was adjourned.

Respectfully submitted,

Lynne Bonitatibus
Administrative Assistant