

**MINUTES FOR EXETER FACILITIES ADVISORY COMMITTEE (FAC)  
MEETING,  
THURSDAY, JANUARY 14, 2021**

**TIME:** 4:30 pm – 5:40 pm ZOOM Virtual Meeting

**Attendees:** Rob Corson, Chair; Kris Weeks, Vice Chair; Mark Leighton, Peter Lennon, Clerk, Daryl Browne, Select Board (SB) Representative, Dave Sharples, Town Planner.

**Scribe:** Peter Lennon

1. **New Committee Officers:** The FAC elected Kris Weeks as Chair and Peter Lennon as Vice Chair. Election of a Clerk was postponed to the next FAC meeting. Outgoing Chair Corson declined the Chair for a third, one-year term due to increasing time commitments elsewhere. SB Member Browne asked if any new FAC members were anticipated in March and was told that no individuals have been identified yet for the two open Alternate positions.
2. **Recommendations to SB on Two Major FY 21 CIP Projects (Public Safety Complex Analysis of Alternatives and DPW Garage):**

**Public Safety Complex (PSC)** -- The FAC agreed that the current Public Safety Complex needed to be modernized or replaced. However, it discussed its letter to the SB and reaffirmed its position that it was premature and unjustified to favor any particular facilities option for the PSC before an objective feasibility study it was recommending was completed. The FAC argued that the feasibility study was needed to examine several options to identify the most cost-effective/best value option for the Town, as well as to develop a baseline cost estimate and obtain robust public input about the preferred option.

The FAC discussed that the feasibility study would provide the Select Board with “real data” upon which to decide which facilities option to pursue as opposed to the lack of facilities-related data underpinning the option apparently favored by the Town Budget Recommendations Committee (BRC) and the leaderships of the Police and Fire Departments.

The FAC discussed that robust public input was needed to develop sufficient taxpayer support for the project at a Town Election. The FAC reiterated its support for funding the feasibility study at the \$150,000-\$200,000 amount identified as necessary to accomplish an assessment based on the FAC’s developed request for proposal for the study. The FAC disagreed with the BRC approach to spend \$100,000 for the study and discussed that it was a worthwhile investment to spend more money at this time to save funds later a better defined, publicly supported project.

**DPW Garage** – The FAC discussed whether to recommend zero funds or to make no recommendation to the SB due to the lack of information provided by Town Staff about the scope, building size, and updated costs of the DPW project. Because the FAC has asked for this information at least twice, and has yet to receive it, it was decided to recommend zero funding to demonstrate the FAC’s seriousness in pursuing relevant and valid information needed to evaluate properly the project.

3. **Solar Array Proposed for Town Transfer Station:** Planner Sharples briefed the FAC on an emerging proposal to lease or own a new solar array to be located at the Transfer Station. He said a warrant article was under consideration either to authorize the lease of the solar array

or acquire it outright for \$3.62 million. He said the analysis so far indicates that the costing assumptions by the project's proponent, Revision Energy, were "pretty solid." He also said that analysis shows that the ownership option would generate sufficient revenue through electricity sales to exceed bond costs from the beginning of the project.

4. **Next Meeting:** The next meeting date is TBD and subject to the call of the chair.