

A special meeting of the Board of Aldermen was held Tuesday, October 6, 2026, at 7:00 p.m. in the aldermanic chamber and duly noticed in two places, including the City's website, in accordance with the requirements of RSA 91-A:2 II.

President Lori Wilshire presided; City Clerk Dan Healey recorded.

Prayer was offered by Alderman-at-Large Michael B. O'Brien, Sr.; Alderman Paula Johnson led in the Pledge to the Flag.

Let's start the meeting by taking a roll call attendance.

Alderman-at-Large Michael B. O'Brien, Sr., called the roll.

The roll call was taken with 11 members of the Board of Aldermen present: Alderman Clemons, Alderman Ravan, Alderwoman Smith, Alderman Thibeault, Alderman O'Brien, Alderman Gregg, Alderman Dowd, Alderman Johnson, Alderwoman Kelly, Alderman Morgan, President Wilshire.

Alderman Klee, Alderman Sullivan, Alderman Sennott, Alderman Lopez were recorded absent.

Also in attendance was Mayor Jim Donchess and Corporation Counsel Steve Bolton.

President Wilshire turned the meeting over to Chairman Dowd.

PUBLIC HEARING

R-26-059

AUTHORIZING THE MAYOR AND CITY TREASURER TO BORROW AN AMOUNT NOT TO EXCEED THREE MILLION DOLLARS (\$3,000,000) THROUGH THE ISSUANCE OF BONDS AND/OR A LOAN THROUGH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STATE REVOLVING LOAN FUND FOR THE WASTEWATER TREATMENT PLANT PHASE 1 UPGRADES PROJECT

Testimony in Favor

Commissioner Paul Shea

Testimony in Opposition

Laurie Ortolano

Bill Terault

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-059 at 7:13 p.m.

Chairman Dowd opened the public hearing on Resolution R-26-060 at 7:13 p.m.

R-26-060

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED FOUR MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$4,275,000) FOR THE CITY'S SEWER INFRASTRUCTURE IMPROVEMENT AND SEWER AND DRAIN CASTING REPLACEMENT PROGRAMS

Testimony in Favor – None

Testimony in Opposition - None

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-060 at 7:16 p.m.

Chairman Dowd opened the public hearing on Resolution R-26-061 at 7:16 p.m.

R-26-061

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED TWO MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$2,550,000) FOR VARIOUS WASTEWATER CAPITAL IMPROVEMENTS

Testimony in Favor

Commissioner June Lemen

Commissioner Paul Shea

Testimony in Opposition

Laurie Ortolano

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-061 at 7:27 p.m.

Chairman Dowd opened the public hearing on Resolution R-26-062 at 7:27 p.m.

R-26-062

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED TWO MILLION DOLLARS (\$2,000,000) FOR VARIOUS IMPROVEMENTS AT THE SOLID WASTE DEPARTMENT FOUR HILLS LANDFILL

Testimony in Favor - None

Testimony in Opposition - None

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-062 at 7:31 p.m.

Chairman Dowd opened the public hearing on Resolution R-26-063 at 7:31 p.m.

R-26-063

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED TWO MILLION SIX HUNDRED SEVENTY-EIGHT THOUSAND EIGHT HUNDRED TWENTY-EIGHT DOLLARS (\$2,678,828) FOR THE PURCHASE OF SOLID WASTE CAPITAL EQUIPMENT

Testimony in Favor - None

Testimony in Opposition - None

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-063 at 7:34 p.m.

Chairman Dowd opened the public hearing on Resolution R-26-066 at 7:34 p.m.

R-26-066

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED FIVE MILLION DOLLARS (\$5,000,000) FOR THE REPAIR AND RENOVATION OF TWO PUBLIC INGROUND SWIMMING POOLS

Testimony in Favor

Patrick Shea

Testimony in Opposition

Laurie Ortolano

Bill Terault

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-066 at 7:44 p.m.

Chairman Dowd opened the public hearing on Resolution R-26-072 at 7:44 p.m.

R-26-072

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED FORTY-THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$43,500,000) FOR THE DESIGN, CONSTRUCTION AND EQUIPPING OF A DIVISION OF PUBLIC WORKS GARAGE AND FLEET MAINTENANCE FACILITY

Testimony in Favor

Commissioner Paul Shea

Testimony in Opposition

Laurie Ortolano

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-072 at 8:32 p.m.

Chairman Dowd opened the public hearing on Resolution R-26-073 at 8:32 p.m.

R-26-073

CHANGING THE PURPOSE OF UP TO THREE MILLION ONE HUNDRED EIGHTY-THREE THOUSAND TWO HUNDRED DOLLARS (\$3,183,200) OF UNEXPENDED BOND PROCEEDS FROM VARIOUS DIVISION OF PUBLIC WORKS CAPITAL PROJECTS TO THE DIVISION OF PUBLIC WORKS GARAGE AND FLEET MAINTENANCE FACILITY PROJECT

Testimony in Favor - None

Testimony in Opposition

Bill Terault

Testimony in Favor - None

Testimony in Opposition - None

Chairman Dowd closed the public hearing on Resolution R-26-073 at 8:48 p.m.

ADJOURNMENT

MOTION BY ALDERMAN CLEMONS THAT THE OCTOBER 6, 2026 SPECIAL MEETING OF THE BOARD OF ALDERMEN BE ADJOURNED
MOTION CARRIED

The meeting was declared adjourned at 8:48 p.m.

Alderman-at-Large Michael B. O'Brien, Sr.
Clerk



City of Nashua

Division of Public Works
Garage and Fleet Maintenance

Division of Public Works



Existing Facility Deficiencies

Issues and Inadequacies

- Vehicle & equipment storage is significantly undersized
- 75% of the fleet is forced to be stored outdoors
- Fleet Maintenance is undersized, inefficient, and unsafe



Existing Facility Deficiencies

Issues and Inadequacies

- Basic employee support spaces are undersized
- The mechanical systems have exceeded their useful life (or are non-existent)
- Building envelope has exceeded its useful life



Existing Facility Deficiencies

Issues and Inadequacies

- Independent study has identified numerous areas of concern related to hazardous building materials and indoor air quality:
 - Asbestos
 - PCBs
 - Lead Paint
 - Carbon Monoxide (CO)
 - Total Volatile Organic Compounds (TVOCs)

**REPORT
FOR
HAZARDOUS MATERIALS IDENTIFICATION
STUDY
AT THE
NASHUA STREET DEPARTMENT
9 STADIUM DRIVE
NASHUA, NEW HAMPSHIRE**



Proposed DPW Garage & Maintenance Facility

Proposed Garage & Maintenance Facility

The new Garage & Maintenance Facility will provide a safe and efficient facility for DPW staff while protecting a large portion of the City's multi-million dollar fleet



**FLEET
MAINTENANCE**

**VEHICLE
STORAGE**

**VEHICLE
OPERATIONS**

**EXISTING DPW
OFFICES**

**TOTAL ADDITION:
127,800 SF**

**AUTO WASH
3,200 SF**

WASHBAY

**SALT SHED
10,500 SF**

PLAN - EXISTING
11/10/2017

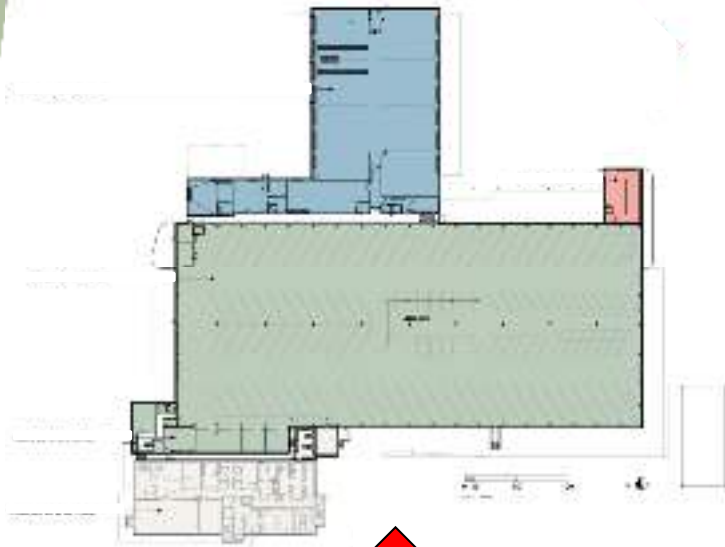
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0' 10' 50' 100' N

Proposed DPW Garage & Maintenance Facility

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VIEW



VEHICLE STORAGE

EXISTING DPW OFFICES

EXISTING DPW OFFICES

VEHICLE STORAGE & VEHICLE OPERATIONS



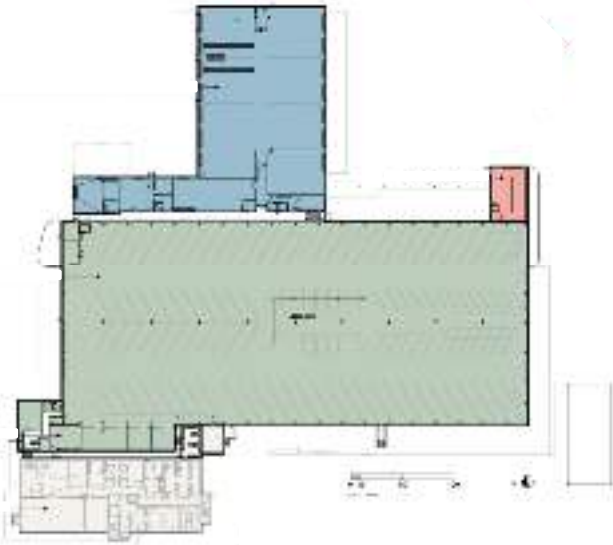
WEST ELEVATION

Proposed DPW Garage & Maintenance Facility

Proposed Garage & Maintenance Facility

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VIEW



FLEET MAINTENANCE

**VEHICLE STORAGE &
VEHICLE OPERATIONS**

**EXISTING
DPW OFFICES**



NORTH ELEVATION

Benefits of the New Facility

What are the benefits?

What will an improved / code compliant facility do for the DPW and the community.....

- Provide a code compliant, OSHA compliant, and safe work environment for City employees
- Protect the City's multi-million dollar investment in vehicles and equipment
- Provide a modern Fleet Maintenance area improving maintenance safety and efficiency
- More efficient workspace and response times to better serve the public
- Reduced fleet maintenance costs and unscheduled maintenance activities
- Eliminates the need to invest money (band-aids) in the existing substandard facility
- Replaces a facility long past its useful life before it becomes a mandated emergency replacement



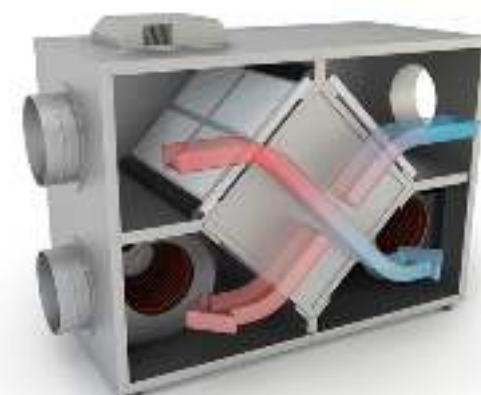
Budgeting Process

DPW Phase 2	Renovate Existing Streets Building	2021 Concept	May 2025 Schematic Design	October 2026 GMP
Total SF	50,000 sf	259,295 sf	138,400 sf	138,400 sf
Construction Cost	\$20,000,000	\$66,087,809	\$44,792,554	\$43,479,897
Cost PSF	\$400 psf	\$255 psf	\$329 psf	\$317 psf
Site Development	4.5 acres	12 acres	13 acres	13 acres
Additional Program	80,000 sf			
Additional Cost	\$26,000,000			
Total Stadium Drive Cost*	\$46,000,000			

*Does not include cost for temporary maintenance and storage space during construction

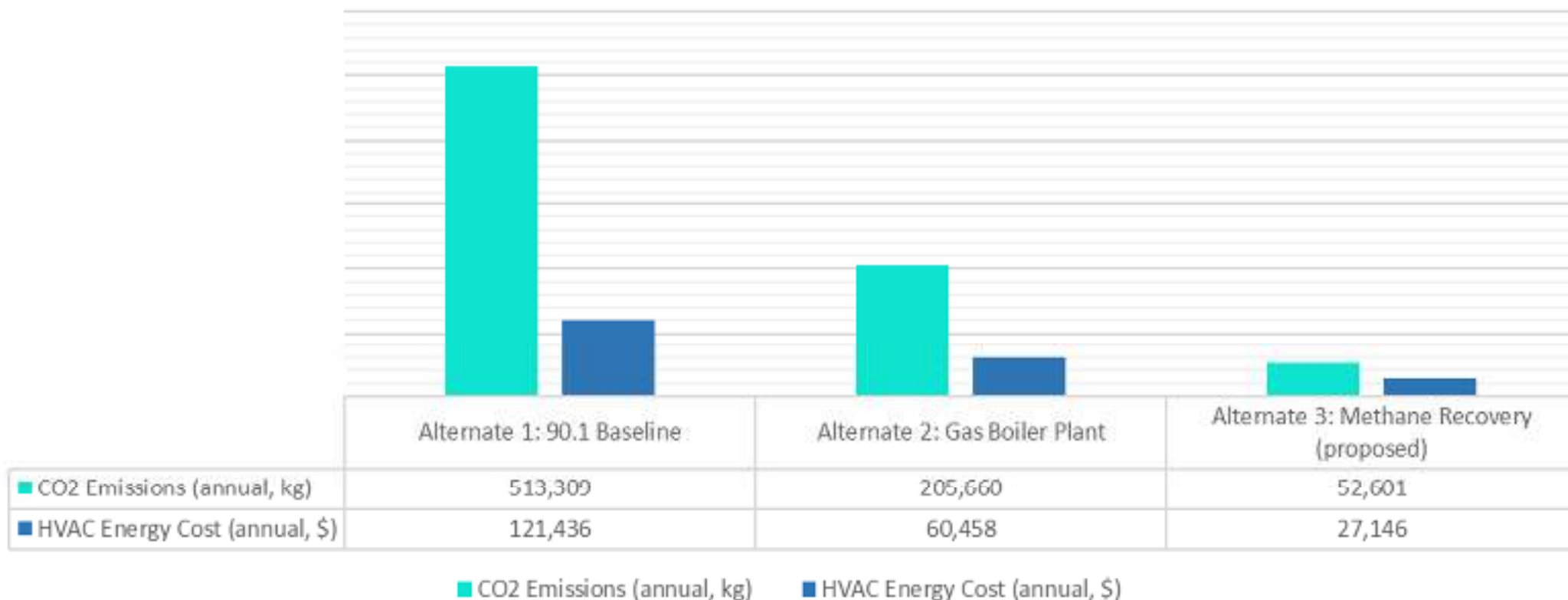
Sustainability Features

- 01 **High-Performance Building Envelope**
Continuous exterior insulation, high-performance glazing, and compliant air barrier per IECC.
- 02 **Photovoltaic (PV) Readiness**
Electrical systems designed to accommodate future solar panels.
- 03 **High-Efficiency LED Lighting & Controls**
Lighting with occupancy and daylighting controls for reduced energy use.
- 04 **Energy Recovery Ventilation & Exhaust (ERV)**
Air-to-air heat recovery to reduce ventilation heating & cooling loads.
- 05 **Radiant Heating Solutions**
Radiant floors in maintenance zones and infrared tube heaters in vehicle storage areas allows for lower thermostat setpoints while maintaining comfort.
- 06 **HVAC – VRF Systems**
All-electric air-source heat pumps for high-efficiency heating and cooling.
- 07 **EV Charging Infrastructure**
Internal and external EV charging stations incorporated into site design.
- 08 **Methane Generator Plant Heat Recovery**
Heating to be provided by retrofitting heat recovery to the existing methane generators.



- Energy savings equal to powering 96 homes for an entire year.
- Emissions reduction equal to removing 108 gas-powered passenger vehicles from the road.

HVAC Systems: Energy and CO2



Health & Safety – Design Features

- **Improved Ventilation & Air Changes**

- Code-required ventilation dilutes airborne contaminants and provides a consistent supply of fresh outdoor air.

- **Reduced Vehicle Exhaust Exposure**

- Dedicated tailpipe exhaust systems capture emissions at the source rather than allowing them to accumulate indoors.

- **Cleaner Air from Central HVAC Filtration**

- Filters remove dust, particulates, and combustion byproducts.

- **Energy Recovery Ventilation**

- Maintains ventilation Air Change Rate while recovering heat from the exhaust air and saving energy.

- **Dedicated Welding Exhaust**

- Captures fumes at the point of generation, keeping them out of occupied areas.

- **Radiant Heating for Thermal Comfort**

- Improved comfort and well-being for workers in the shop and the vehicle storage facility.





The \$53.5M facility will pay for itself through maintenance savings alone, generating \$25-45M in cost avoidance over 50 years

\$875k

Annual Savings (Estimated)

103

Additional Vehicles Protected

\$14.7m

Asset value sheltered



CURRENT SITUATION

AGING INFRASTRUCTURE

Current Streets Department building is nearly 50 years old with multiple OSHA compliance challenges

INADEQUATE CAPACITY

Can only house 67 of 268 registered fleet vehicles (25%) leaving 201 vehicles exposed to elements

ASSET RISK

\$45.2M in total fleet value, with 75% stored outside or in cold storage

BY THE NUMBERS

364	268	67	201	50
Total Fleet Vehicles & Equipment	Registered Vehicles	Vehicles Currently Housed	Registered Vehicles Exposed or in Cold Storage	Years Old Street Building Age



NEW DPW GARAGE BENEFITS

CAPACITY

This garage with its additional space will provide capacity for 170 vehicles, 67% of the total fleet

ADDITIONAL PROTECTION

An additional 103 registered vehicles will be moved from outdoors to indoors, allowing for better protection and fleet coordination

ASSET VALUE

An additional 14.7 million dollars in fleet equipment will be protected

MODERN GARAGE DESIGN



Proper drainage



Environmental
protection



OSHA-compliant
workspace



COST SAVINGS BREAKDOWN

The \$53.5M facility will pay for itself through maintenance savings alone, generating \$25-45M in cost avoidance over 50 years

\$25m-\$45m

Total 50 year maintenance savings

\$500k-\$900k

Annual Savings in Cost

170

Registered vehicles now protected indoors

Source: [Government Fleet magazine study](#). 60-vehicle municipal fleet: outdoor storage \$38M vs. indoor \$13M over 50 years.



20 years ago, there was a proposal to create a Public Works garage that would have saved the city money if it was built then. Every year we wait, it will cost the city more money



Delay Costs Include: National average for construction Inflation (6-8% annually) & lost projected savings of \$700k/year. Does not include bonding rate fluctuations, which is now very favorable to the city due to its rating and the rates.

THE SOLUTION

- Protect \$14.7M in additional fleet assets
- Move an additional 103 vehicles indoors
- Extend vehicle life by 5-10%
- Reduce annual maintenance costs by 15-25%
- Improve storm and emergency response times

BY THE NUMBERS

- \$53.5M dollar investment
- \$500-\$900K estimated annual savings
- \$25M-\$45M lifecycle cost avoidance over 50 years
- 5 year delay could add \$12M+ to the project cost