

SELECT BOARD MINUTES MONDAY, JANUARY 7, 2019

The Select Board meeting for Monday, January 7, 2019 started at 6:30 p.m. Present were Selectperson Ayer, Selectperson Hardekopf, Selectperson Hatch, Chairperson Bailey, Administrator Scruton, Deputy Town Administrator MacIver and Clerk McNeil. Chairperson Knapp was absent.

Chairperson Bailey welcomed everyone, gave his rules of order and led in the Pledge of Allegiance. There were approximately 38 people present including the Board and Department Heads.

Chairperson Bailey opened the public hearing on a proposed \$1,900,000 bond for construction of a new town hall at 6:33 p.m. Town Administrator Scruton gave a power point presentation of a plan for a new town office. The Board believes that this is the time to do this construction. Five acres has been offered to the town on Route 125. Bond interest rates are currently low but projected to rise. This would be a design-build town office. It is believed that we can build a new town office for under \$200 per square foot. The donated land is only available until 2021. There is also room on the property for a police station. The current town office is on a month to month lease. The new building would include meeting space, records space, more parking and would be ADA compliant. Residential and commercial development will be built on this 212 acre property. Chairperson Bailey asked for public comments. Pat Gingrich noted that there are no plans available for a new town office. Administrator Scruton stated that past designs have cost over \$250,000 with nothing to show. Administrator Scruton noted that we would be going through the design build process. Selectperson Ayer noted that he wants a committee formed that will accept public comments. Selectperson Hardekopf further described the design build process. Steve Saunders, representing the ABC, stated that more details are needed including impact on property taxes. That information will be available. Susan Gaudiello asked about the 200 sq. foot cost and does that include furnishings, and technology. She would like the Board to reconsider the bond as there would be two bonds on the warrant. She would like to see money from surplus this year and more money next year through a capital reserve account and not use a bond. The public hearing closed at 6:44 p.m.

Second public hearing opened at 6:44 p.m. for a bond for construction of a new library/community center. Lindsay Maziarz, Library Trustee Chair, spoke to the article. She noted that this process has been going on for several years. They are working with the Barrington Foundation for fund raising. She spoke of the need for a larger library including use as a community center. A power point presentation was shown. The bond would be for 15 years. The public hearing was opened for public comment. Carol Smack asked how this would affect her taxes. For a home assessed at \$300,000 it would be an additional \$106 a year in property tax. Selectperson Ayer doesn't see a big decrease when the school bond goes away because of the increase in the school's budget. Roger Gingrich recommended several books that have come out regarding libraries that serve as centers for the community. He is also

concerned with the amount of work that has gone into the library project that he is opposed to the town office project. Dale Sylvia asked about the funding. The money must be gross appropriated. Earl Hoffman feels that the increase may hurt the elderly and their property taxes. Marcia Gasses noted that the original bond for the middle school was \$13,000,000 to expire in 2022. There are no other bonds that the currently being paid by the town. Selectperson Hatch felt that two bonds are a lot to consider. Selectperson Ayer noted that interest rates are low now. We need to take advantage of this now in preparation for future growth. Lindsay Maziarz noted that they are still working hard to get this number down. Leslie Cragin asked about the bond amount in the budget. That money was part of the Conservation Commission Bond for one of their projects. Brad Bogue asked about the price per square foot for the library – it is currently quoted at \$273.85. Jason LaCombe, president of SMP, stated that the cost is based on the construction budget, furniture, testing, owner contingency, building, design etc. Earl Hoffman asked about cost overruns. Mr. LaCombe feels that they can bring this in on budget or under budget. He also noted that there is \$500,000 included to cover cost overruns, contingency, and change orders. The public hearing closed at 7:19 p.m.

The public hearing opened at 7:19 p.m. on the 2019 proposed budget, warrant articles, and default budget. Administrator Scruton presented a powers point. He noted the town's sources of revenue, discussed the town's portion of the tax rate, town's fund balance, the increase of the operating budget from last year is \$43,997, the lines that had increases over \$10,000, the lines that decreased, reoccurring warrant articles, various other articles and several petition articles. Administrator Scruton noted that there is no tax impact on the 2019 operating budget and all but petition warrant articles. Administrator Scruton also noted the Default Budget and how those numbers were arrived at. Marcia Gasses reviewed the one proposed zoning amendment for a conservation subdivision in the regional/commercial district. That public hearing is on Tuesday. The public hearing was opened for public comment. Steve Saunders, ABC Chair, questioned any personnel changes that are still under consideration. Dale Sylvia asked if there would be time for questions after non-public session. Leslie Cragin asked about the anticipated surplus for 2018. Selectperson Hardekopf moved to move \$35,000 for the highway foreman out of the Highway budget and into the incident fund, seconded by Selectperson Ayer. The motion carries. Selectperson Hardekopf moved to reduce the town office bond article to \$950,000 and have an additional warrant article in the amount of \$950,000 with the money coming from fund balance, seconded by Chairperson Bailey. The motion passed. Steve Saunders noted that he is pleased with the previous motion. The public hearing closed at 8:02 p.m.

Chairperson Bailey opened the public hearing at 8:05 p.m. to accept grant(s) in the amount \$240,000 for land conservation for the Haley-Rubinstein-Panish properties. Administrator Scruton noted that the following five grants have been approved: \$190,000 – State's Drinking Water and Groundwater Trust Fund, \$10,000 – City of Portsmouth, \$20,000 – Moose Plate Program, \$10,000 – Fields Pond Foundation, \$10,000 – Baffling Foundation. Selectperson

Hardekopf moved to accept these grants, seconded by Selectperson Ayer. The motion passes. The hearing closed at 8:06 p.m.

APPOINTMENTS

Chairperson Bailey opened the trucks bids selling a 2003 Chevrolet pick-up with plow and a 2008 Ford F550 with plow and sander. Two bids were received for the 2003 Chevrolet - \$500 from James Chase and \$632.12 from Asian Auto Services. One bid was received for the 2008 Ford F550 from Asian Auto Services in the amount of \$6,543.21. Selectperson Ayer moved to award both trucks to the highest bidder, Asian Auto Services, seconded by Selectperson Hardekopf. The motion passes.

PUBLIC COMMENTS

Selectperson Hatch commended the Highway Crew for their handling of the icy, snowy weather that has occurred recently.

REVIEW OF MINUTES – December 3, 2018, December 10, 2018 and December 17, 2018 – Selectperson Hardekopf moved to accept the minutes from December, seconded by Selectperson Hatch. The motion passes.

STAFF REPORT

Administrator Scruton

1. A building permit has been received to convert space on the second floor of the public safety building into two dorm rooms for the Fire Department for on-call firefighters. Building Inspector, John Huckins stated that this would be an accessory use. Selectperson Ayer would like better cost numbers before he votes. The discussion will be continued.
2. With the promotion of Lt. Joy to Deputy Police Chief there should be a shift in the budget of money from the hourly line to the salary line. Selectperson Hardekopf moved to approve the money coming out of the hourly line to the salary line within the Police Budget, seconded by Selectperson Hatch. The motion passes.
3. The following are revised dates for upcoming Select Board meetings: January 14th and 28th, February 2nd Deliberative Session with a Select Board and ABC meeting immediately following, the snow date for Deliberative Session will be February 4th and meetings on February 11th and 25th, March 11th and 25th.

Clerk McNeil

1. Clerk McNeil requested signatures on the following: One Land Use Change Tax Warrant, Vendor Manifest dated 1/4/2019 and Payroll Manifest dated 12/30/2018.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Selectperson Correspondence – Chairperson Bailey reminded the Board to watch when they have communication with each other.

Public Safety Building – Building Permit – previously discussed.

SELECTPERSON'S REPORT AND CONCERNS

Selectperson Ayer recently attended a Conservation Commission meeting.

Selectperson Hardekopf will be attending the Rec. Commission meeting on January 14th.

Selectperson Hatch stated that there are no ZBA meetings scheduled.

Chairperson Bailey attended a recent Library Trustees meeting where they discussed the proposed new library.

PUBLIC COMMENT

Administrator Scruton noted that in his power point he listed warrant article #9 as \$50,000 when in the proposed warrant it listed \$75,000. The number should be \$50,000.

Selectperson Hatch congratulated George Joy on his promotion to Deputy Police Chief.

Peter Cook stated that the Highway Department has been renting a rubber track mini excavator on and off for several years. John Deere has offered several options for a lease/purchase of this machine. One of the options is to take what the town spent in 2018 and put that money towards a lease/purchase. The cost for a lease/purchase would be less money a year than the town is currently paying to rent. The Highway Dept. rental line would be reduced. Mr. Cook likes this piece of equipment because the rubber tracks don't tear up pavement, because of its size you only need to close one lane to traffic and not the whole road and the machine arm has a good reach. Mr. Cook will need to research several concerns and his paperwork will be distributed to the Board for their review.

Selectperson Hatch moved to go into non-public session per RSA 91-A:3 II for personnel, legal and reputation at 9:01 p.m., seconded by Chairperson Bailey. Chairperson Bailey asked for a roll call, Ayer – aye, Hardekopf – aye, Hatch – aye, Bailey – aye. The motion passes.

Selectperson Hatch moved to come out of non-public session at 9:55 p.m., seconded by Chairperson Bailey. Chairperson Bailey asked for a roll call, Ayer – aye, Hardekopf – aye, Hatch – aye, Bailey – aye, The motion passes.

Chairperson Bailey moved to seal the minutes indefinitely as discussion may adversely affect the reputation of a person other than a member of this board, seconded by Selectperson

Hardekopf. Chairperson Bailey asked for a roll call, Ayer – aye, Hardekopf – aye, Hatch – aye, Bailey – aye. The motion passes.

Selectperson Hardekopf moved to increase the Executive Salary line \$14,625 to increase compensation for Deputy Town Administrator MacIver, seconded by Selectperson Hatch. The motion passes.

Selectperson Hardekopf moved to increase the Fire/EMS Budget Salary line \$13,250 for increase compensation for the Fire Chief, seconded by Selectperson Hatch. The motion passes.

Chairperson Bailey reopened the public hearing on the budget at 9:59 p.m. There was no public comment. The public hearing closed at 10:00 p.m.

The meeting adjourned at 10:01 p.m.