

Bid Opening for Highway Garage. I would expect the Board will instruct Peter and the Town Administrator to review for completeness and prepare a recommendation for the Board of Selectmen. The Board may also want to set up to interview one or more depending upon the number and range of proposals.

4 timely quotes:

1. Sheridan
2. North South
3. Groen
4. Coreno

Action:

Public Hearing Conservation Commission Renna Property: John Wallace wrote, “As you will recall, we have been in discussion with Elaine Renna about the possible purchase by the town of her property (tax map 254 lot 22). This is the 35-acre parcel that connects the two portions of the Samuel A. Tamposi Water Supply (SATWaSR) – see attached map. At your meeting of June 2 this was brought up and you indicated that you did not want to expend more than \$1000/acre from the conservation fund, i.e. \$35,000 total for the property. Ms. Renna subsequently indicated to us that she would like to receive \$45,000 for the land, on which she has been paying taxes for many years (it was only recently put into Current Use). Its currently assessed ad valorem value is \$42,100. We offered to her that we would split the difference between these two values, i.e. buy the property for \$43,350, with the following conditions: 1 - we would have to get selectmen approval for this 2 – we would have to raise at least \$8,350 (the increase over \$35,000) from grants, etc. 3 - the title to the land will need to clear without any serious issues.” ***Does the Board want to authorize the Conservation Commission to proceed to acquire the Renna property under the conditions outlined and authorize the Town to accept any grants related to its purchase?***

Abatement (untimely) request: James Thorn owns an unfinished building on Commerce Way. While it looks like a two story building (rows of windows at two levels in front) the back has garage doors and there is no interior second floor. It is unfinished inside (dirt floor, no insulation/sheetrock in the majority of the

building) other than a small finished area. The land has remained assessed at \$147,900 and there appears no question on that. However the building was appraised at \$127,600 in 2012, at \$321,700 in 2013 and at \$183,800 this year. The issue is that in 2013 it was appraised as unfinished office space. The same assessing firm has changed the appraisal for 2014 after further consideration and assessed it as unfinished garage space. The second issue is that the owner failed to make a timely appeal for an abatement for 2013 (deadline March 1, 2014), but would like some kind of relief. There is no requirement that the Board do anything, however I would suggest in the interest of fairness the Board respond to the owner's letter to the Board requesting relief by granting an abatement of some amount between the number for 2013 and 2014. ***What does the Board wish to do?***

Legislative Policy: The current requirement for all public works projects is that there be a performance bond for everything costing over \$35,000 (RSA 447:16). This creates problems for smaller vendors and increases costs to the town on what are sometimes now just a repair project. While I recognize the value it has especially on larger projects, I believe in the years since the number has been adopted inflation has resulted in this being too low a threshold. I suggest the Board ask NHMA to adopt (by floor amendment) a legislative policy to raise the limit to \$75,000. The town could still require it for a smaller project, but would not have to do so. ***Does the Board agree to adopt such an amendment?***

Hours of Office: I recommend cutting back the hours for the Selectmen's Office on Wednesday. Currently the office is open to 7 PM while Town Clerk and Tax close at 6 PM and everyone else leaves earlier than that. I suggest cutting back to 6 PM instead of 7 PM. This would enable us to cut an hour a week off the Assessing AA salary line and in winter to turn off all the parking lot lights an hour earlier. Very few people come during that period to be a worthwhile expenditure. I do not like the idea of an office open with just one person in the building when it is essentially empty other than sometimes somewhere in the building there is a custodian. ***Does the Board agree to this change in hours?***

Nonpublic session requested on personnel. RSA 91-A:3ii (a)**Information:**

Department Head Semi-annual updates: Peter for Highway is scheduled to make presentations on highway and transfer station.

Taxes: Turbocam's taxes for last year for the Route 125 property was \$198,251. Taxes for the partially complete Route 9 property for one half a year were \$65,399. Planned open house at new plant will be later in the fall.

ECLC Parking: The parking lot is going to be redesigned and widened slightly, but without a significant change in the number of spaces. (There are two other plans out there, one to add 20 spaces and another that would add over 80 spaces but the school has elected not to proceed with those.) The main purpose of the redesign will be to allow parents dropping off children to have better traffic flow. We have also talked with all parties involved about informing each other when events are occurring which will significantly change parking.

Link: There is now a link from the top of the Board of Selectmen Agenda webpage to the Town Administrator Report's webpage.

447:16 Bond Required. – Officers, public boards, agents or other persons who contract in behalf of the state or any political subdivision thereof for the construction, repair or rebuilding of public buildings, public highways, bridges or other public works shall if said contract involves an expenditure of \$35,000, and may if it involves an expenditure of less amount, obtain as a condition precedent to the execution of the contract, sufficient security, by bond or otherwise, in an amount equal to at least 100 percent of the contract price, or of the estimated cost of the work if no aggregate price is agreed upon, conditioned upon the payment by the contractors and subcontractors for all labor performed or furnished, for all equipment hired, including trucks, for all material used and for fuels, lubricants, power, tools, hardware and supplies purchased by said principal and used in carrying out said contract, and for labor and parts furnished upon the order of said contractor for the repair of equipment used in carrying out said contract.

Source. 1927, 88:2. RL 264:26. 1943, 182:1, par. 26. 1949, 71:1. 1953, 253:3. RSA 447:16. 1979, 28:1. 1981, 4:5, eff. Mar. 6, 1981. 2009, 8:1, eff. June 16, 2009