

BOARD OF SELECTMEN

JANUARY 13, 2014

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Selectmen present: Don Hill, Chairman, Leigh Callaway and George McCusker.

Others present: Bryan O'Day, Bill Huntoon, Ed Abair, Mike Lawlor, Ali Wheeler, Tom Duling, Peter Abair, Steve Klein, Tim Julian, B. Manning, Malcolm Milne and Justin Hastings.

Meeting called to order at 7:00 p.m.

Steve Klein – Library Budget: Library has maintained a flat budget for books and supplies for the past 4 or 5 years. Request an increase of \$500.00 to purchase a couple of new tables and some chairs for library activities. Leigh moved to approve the \$500.00 increase, seconded by George and unanimously approved.

Durgin & Crowell Lumber – Present B. Manning and Malcolm Milne: Durgin and Crowell propose to add another lumber storage building 180' x 140'. The plan has been prepared by an engineer, meets all setbacks, including wetlands and includes a storm water drainage plan. They inquired as to what was needed for a building permit. Selectmen agreed it appears everything is in order, but an amended site plan needs to be approved by the Planning Board before a building permit is approved. The Board recommended they meet with the Planning Board for a consultation at this Thursday, the 16th of January. George suggested they may need a Special Exception. The board was unsure and felt the Planning Board would make that determination.

Public Comments: Bill Huntoon noted he could not make the meeting on December 30th and asked for clarification from the December 11th minutes relative to statements made about observations of disrespect and bullying. Leigh clarified the reason for the statement he had made.

Budget & Warrant Article Review:

Police Department – Tim Julian, Police Chief, had raised a question as to how the Selectmen determined the 2.5% increase in wages. He met with Leigh and subsequently reviewed information from the 2011 Local Government Center's Wage and Salary survey. He is concerned that a 2.5% increase does not bring the Town in line with the average chief and sergeant/patrol officer salaries. Discussion followed about what percentage would bring police wages in line with the survey. Don explained Social Security COLA for the last two years, teacher raise indexes, and continued concern that self-employed people are still not seeing an increase in their wages were all taken into account when a raise was considered. The Selectmen felt they had come up with a reasonably conservative proposal from the prospect of self-employed people while providing recognition that the employees are valued. George had suggested a 3% increase retroactive to January 1st as that is what other towns do and that is what was done when he was on the board. The proposed 2.5% increase effective April 1, 2014 was a decision reached by all

three Selectmen. At this point, Tim left the meeting and the discussion continued at length covering topics of impact to taxpayers from payroll and associated payroll costs. Overtime, Comp Time and Special Duty were also discussed. No changes were made to the proposed increase.

Highway Department – Peter Abair, Road Agent reported he looked into a Ford F550 with estimates of \$86,000 to set it up. Pete turned the discussion over to Ed Abair, who had been to Enfield and Canaan where they have used both F550 and the Internationals Pete is looking at. The recommendation was to stay away from the F550 because they are not holding up. Both of those towns are satisfied with the Internationals. The 25.5 GVW truck is a little bigger than the blue truck and will provide the department with a good year-round truck. Pete stated he has a price of \$150,000 to purchase and set up the International and anticipates it to be a 10 year truck. The F550 would only be a 5 year truck. Leigh reported he and Pete ran some numbers and the average cost per year for the F550 or the International are about the same. Pete estimates the blue truck could be sold for about \$20,000. Pete noted used 6 wheelers in good condition are easier to find and it would make sense to look at used trucks when the time comes to replace the white truck. Pete was asked to have his estimates in order, and present a case for the best truck for the department. Discussion followed as to the best way to equip a new truck. Motion made by Leigh to recommend the 25.5 GVW International; up to \$150,000 with better numbers to be presented to the budget committee on January 21st. The motion was seconded by George and unanimously approved.

The Board discussed uniform service with Pete. Pete would like to stay with the uniforms. The existing contract runs to March 2014. Don moved to continue with the uniform service, as it exists, until March, with future costs to be “shopped”. The motion was seconded and unanimously approved.

Sand Shed: Lengthy discussion was held regarding replacing the sand shed. Leigh reported Jeff Evans met with DES and explained the circumstances of the wetlands application. An approval is expected in the next two weeks. His feeling is that once the permit is received, Pete should put the culvert in right away and begin work on clearing the area. Then spend another year studying whether it makes sense to move the sand shed or other alternatives. Concern was noted whether it is feasible in the immediate future to build a new sand shed up back and potential related costs and concerns with getting in and out of the site in icy weather. What size building and is it feasible for the existing shed be repaired or replaced in its existing location. Additional concern was noted relative to maximizing or increased parking needs for the emergency services building and recreation field. The reason for the study was to determine the best use of the entire property. Pete has proposed a building using cement waste blocks and truss roofing that could probably be moved at a later time. In the meantime, some time could be spent clearing the property, building a road and putting in drainage. Motion made by George to recommend up to \$40,000 to rebuild the sand and salt shed in the vicinity of where it is now. The motion was seconded by Don with two in favor, and one (Leigh) opposed. Leigh noted he is not in favor of rebuilding the sand shed because the project to date had been proposed in good faith to get the sand and salt away from the wetland and is what the working group decided and is how it went

to DES. Leigh would like to have a building committee look at the possibilities once the application is approved by DES. Bill Huntoon noted it has been said repeatedly the application was being done in order to find out what options there are. Don noted that once the permit has been received he would like to see the culvert put in and “chip away” at clearing the parcel to get a better look at it. It was noted the highway department could do some of the work on site.

Town Office Furnaces: Leigh reported he took a close look at proposal for propane conversion from Mason and using BTU’s and efficiency rating of oil versus propane it would take 17+ years to pay back the initial costs at a savings of about \$1500 per year. Selectmen agreed it did not seem cost effective to do a conversion. Other options for heating of just hot water were discussed. At some point the oil tanks will need to be replaced. Converting to propane would get the oil tanks out of the basement and increase space for the Police Department. Leigh called a couple of fuel vendors, and it appears a new vendor would not take on our account given the age of our existing tank and possible fuel line issues. The Selectmen were in agreement not to put replacement furnaces in the budget. Further research is needed. Leigh will move this item to his unfinished project list with a timetable for coming up with a plan for next year.

Town Hall Painting & Carpentry: Don noted the Selectmen and many people he has spoken too are unanimous in their desire to preserve the town hall. Leigh suggests recommending up to \$40,000 for the exterior painting including carpentry repairs. George had suggested replacing with vinyl siding. Leigh has spoken to some people “in the business” as well as information from the National Historic Register and a strong case can be made for not using vinyl as it is not indestructible, and often rot is found in behind vinyl if it is not put over good wood. George noted he was concerned with how few years the paint lasts. Leigh noted he had applied for a grant that was denied, but it is possible to reapply. Motion made by Leigh to recommend up to \$40,000 from the unreserved fund balance to preserve, paint, and do carpentry repair of the town hall. The motion was seconded by George and unanimously approved.

Conservation Commission: Leigh noted at the last Conservation Commission meeting, members had discussed the possibility of depositing the unspent Conservation Commission budget appropriations into the Conservation Fund, which is a practice that took place in the past. Leigh stated if this is recommended it would need to be by warrant article. He would suggest putting a cap on the amount. The Selectmen agreed there did not appear to be a strong case to ask the taxpayers to offset this trust fund.

Old Home Day: Leigh reported he is still waiting for information regarding the proceeds from Old Home Day.

Budget Worksheet: Don noted the increase in Workmen’s Comp line item is a result of the Property Liability Trust transitioning from a calendar year to a July 1 fiscal year. The appropriation this year is an 18 month appropriation. Leigh moved to recommend the \$6,000 increase, seconded by George and unanimously approved.

Tom Duling noted the historical society's presentation recently held in the library meeting room was well attended, but the room was full to overflowing including people standing in the stairway. Others left due to the crowding. This raised a concern as to the capacity of the space. Pete Lacaillade will be asked to determine a safety capacity. It was suggested if there is going to be a large event, perhaps the fire station meeting room would be a better when the Town Hall is closed.

Don reported in follow up to the December 30th meeting, the town office staff and the treasurer will set up a meeting to work out solutions to concerns addressed by the auditors.

Minutes of December 30, 2013: Motion made by Leigh to approve, seconded by George and unanimously approved.

Board and Department Updates:

Don reported that the Planning Board has a full agenda coming up. There are several people from the Zoning Board coming for consultation to see if they need a site plan review. This is a result of a discussion that Leigh recently had with the Board that the Selectmen feel strongly that Board members that sit in judgment of others need to be in compliance with zoning regulations in order to proceed with enforcing compliance.

Abatement/Solar Exemption request – Piedmont. The Board reviewed the information and citation of State Law from George Hildum, Assessor. The Selectmen noted this was not a huge commercial installation that would impact the tax rate, but State Statute requires exemption applications be filed by April 15; or can be filed after that date when a case can be made for mistake or misfortune, provided the tax rate has not been set. The application was not received until December 9th; therefore the Selectmen agreed they had no choice but to deny the application.

Leigh reported Art Bobruff is interested in serving on the school district Municipal Budget Committee and will be putting his name on the KRSD ballot.

The filing period for elections is January 22, 2014 through January 31, 2014. The office will be open Friday, January 31, 2014 from 3:00 to 5:00 p.m. for filing.

At 9:45 p.m. motion made by George, seconded by Leigh and unanimously approved to enter into non-public session per RSA 91: A-Personnel.

At 10:00 p.m. after voting to seal the non-public minutes, the Board re-entered public session.

Realizing the revaluation discussion had been missed during the meeting, the Board felt comfortable moving forward since the project has been discussed many times in public by both the Selectmen and the Budget Committee. Leigh moved to fund \$60,000 for the revaluation project from the unreserved fund balance. The motion was seconded by George and unanimously approved. This will be a non-lapsing article to allow for the revaluation completion.

The meeting adjourned at 10:05 p.m.

Submitted by,
Janet Roberts.

DRAFT