

I. CALL TO ORDER: The meeting was called to order at 6:34 pm in the main floor meeting room at the Fremont Town Hall. Present were Selectmen Gene Cordes, Neal Janvrin, Roger Barham and Selectmen's Clerk Jeanne Nygren. Bruce White from FCTV was recording tonight's meeting for replay. All rose for the Pledge of Allegiance. All present were John and Barbara Folland.

II. ANNOUNCEMENTS were made by Selectmen Cordes as follows:

1. Fremont's Fall Bulky Day was successfully held on Saturday October 14, 2017 at the Highway Shed.
2. Fremont Trick or Treat will be Tuesday October 31st from 5:00 to 8:00 pm.
3. Veteran's Open House will take place on Friday November 10th from 5:00 to 7:00 pm at the Fremont Public Library. All Town Offices are closed on this date in observance of Veteran's Day.
4. A Business Open House will be held by the Economic Development Committee at 5:30 pm on Monday November 13, 2017 at the Fremont Public Library.
5. Fremont second issue tax bills have all been mailed. Taxes are due December 1, 2017.

III. LIAISON REPORTS

Barham reporting on the Planning Board meeting held on October 18, 2017 at the Library as follows:

Public Hearing: Site plan Amendment; Governors Forest

1. Applicant through his attorney presented a revised set of plans:
 - a. Lot Line Adjustment Plan addressing all property encroachments
 - b. Emergency Access Plan (gravel) from Tarah Way to property boundary with Witham
2. Heated debate followed with the following agreement:
 - a. Lot Line Adjustment Plan approved subject to easement granted for septic system
 - i. Emergency Access Plan approved subject to driveway construction being amended to include material suitable to withstand washouts. Cross sectional plans have to be submitted to Town Engineer for approval.
 - b. Mr. Witham attended the meeting and agreed to construct/maintain emergency access on his parcel and complete this in conjunction with Mr. Ferwerda.
3. The question of the status of the Cease & Desist was discussed and it was requested that it be suspended for 60 days for driveway to be constructed and work can commence on new builds.
4. Site Plan Amendment was approved.

Economic Development Committee: Warren Gerety gave a presentation to the Board of the status of the committee initiatives. He also requested the Planning Board introduce an increase in the Over 55 residential limits from 10% to 15%.

Preliminary Site Reviews:

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|--------------------|------------------------|
| 1. 5 Hall Road | Proposed Change of Use |
| 2. 117 Tavern Road | Proposed Subdivision |

Circuit Rider: Discussion on FEMA Flood Plain Mapping and need to make changes to the Regulations.

Mrs. Folland then requested to speak to the Selectmen tonight regarding her situation with the hold up with her purchase of a mobile home at Governor's Forest. She was concerned the status of the cease and

desist in place, and this is hindering her situation of not being able to have a home finished to be able to purchase and move into. The Board went through past history with the Governor's Forest projects throughout the years, and remain firm in the access roadway completion for this cease and desist to be lifted. Barham was asked to contact Ferwerda regarding bonding of this complete project (both Governor's Forest and Witham Park) after obtaining the Town Engineer's figure for bonding.

There were no decisions by the Selectmen regarding lifting the cease and desist until completion of bonding.

Cordes recapped the Budget Committee meeting of October 18, 2017 where they reviewed the Fire Rescue budget, Insurance, Warrant Articles, Highway Department position both full and part-time as well as performance vs merit increases for town employees. The Budget Committee again requested the Selectmen to review their recommendations on several Warrant Articles. The Budget Committee will be attending the informational School Budget Forum at Fremont Library on November 8th regarding the school draft budget.

IV. APPROVAL OF MINUTES

A motion to approve the minutes of the October 12, 2017 meeting as written was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

V. SCHEDULED AGENDA ITEMS

7:00 pm Department Heads - Fire Chief Richard Butler provided a quote for repairs to overhaul the Engine 1 pump at the cost of \$16,766.00. He is getting the requested data together for the Budget Committee's next meeting. He left the meeting at 7:15 pm.

At 7:15 pm Deborah and Dave Doucette met with Selectmen. They reside at 288 Main Street and wished to talk with the Board about hot topping their driveway. He is in the process of going through driveway modifications and permitting with NH DOT. He is in contact with Cary Lock from DOT. He said there is some permit holdup and he would like to get the paving done this season. He made the Board aware of his issue with the contractor who did the driveway at the house next door to him. They also indicate they had a problem with the contractor (Stickney) trespassing on to their property and the ownership of the right of way.

For the record, Mrs. Doucette handed in a letter from the property owner to the right of way (Mark Ragonese), to the resident having the work done that there was a fraudulent document written in his name mailed to the Town.

Mr. Doucette has contacted NH DOT to also request making this area a "no parking zone" due to the proximity to Town Hall parking lot.

At 7:34 pm Wayne Noyes from Generator Connection came to discuss the proposal he submitted regarding the replacing generators at the Safety Complex, Highway Shed and Town Hall. Through the process and comparisons bids, he was the lowest bid submitted that included an all-inclusive setup, etc. His total package included a 20kw Kohler propane generator for the Highway Shed and Town Hall; and a 100 kw Kohler generator at the Safety Complex. There was discussion about the current manual transfer switch at the Town Hall, and the Board indicated to switch it to automatic at the Town Hall, and he will also provide removal of the old generator.

Approved 10/26/2017

The total package proposal is \$58,120 and if all three generators are to be accepted, he will offer a one-time \$2,906 discount. The time frame is 8 weeks for the 100kw to be ordered, but others are in stock and will be a 4-5-week complete installation timeframe.

He said they will put in the two 20 kw generators while the 100kw is on order. Should we lose power he will provide if power a portable generator at no cost. The first year maintenance is taken care of in the price as well. Part of the guarantee service is to provide a weekly test exercise. Maintenance of filters and oil changes are provided with annual service.

Janvrin made a motion to approve and engage the three complete submitted proposals from The Generator Connection for a total of \$55,214 for the Complex, Town Hall and Highway Garage. This was seconded by Barham. The vote was unanimous 3-0.

Barham moved to approve the second-year additional industrial maintenance in the amount of \$1,703 as per the proposal. This was seconded by Janvrin. The vote was unanimous 3-0. Noyes was thanked by the Board when he left the meeting.

The Selectmen wish to have a bid posted for disposal of the old generator at the Town Hall.

VI. OLD BUSINESS

1. Town Hall updates: Flooring was underway Monday and Tuesday with the meeting room and hallways carpeted and front entry tiled. They will return next Monday to finish. Some painting needs to be completed and touched up prior to installation of cove base.

- Electricians were here all day Wednesday installing lighting.

- Other trades have been contacted to advice of scheduling.

- Food Pantry was advised that likely by next week they can move their cabinets in and food can start being moved down stairs.

2. Some follow-up notes were received from the Building Inspector on the software package he was researching.

3. Selectmen reviewed the 2018 Town Meeting Warrant as updated. There was some discussion about the fire truck pump repairs being included in a Warrant Article as proposed by the Chief but the Board feels this needs to be addressed ASAP with operating budget funds.

With regard to research completed this past week, the Historic Museum Capital Reserve Fund did not have Selectmen voted as Agents of the fund when it was created. Carlson had a conversation with the Historian this week asking about proposals and what he thought of an overall project outline. This should be presented to Selectmen in detail for consideration on the Warrant if it is to be proposed as a package deal in 2018.

Carlson is working on obtaining an estimate to paint the building.

VII. NEW BUSINESS

1. A motion to approve the payroll of \$49,553.58 (this includes all of the Grass Drag activities) for the current week dated October 20, 2017 was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

A motion to approve the accounts payable manifest of \$29,482.72 for the current week dated October 20, 2017 was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

2. Selectmen reviewed an Intent to Cut for Joel DeBlois for property on Leavitt Road, Map 6, Lot 22. Motion to approve was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

3. A motion to approve and sign FCTV Revolving Fund Manifest # 2017-19 in the amount of \$916.79 for reimbursement to the General Fund for FCTV payroll for the month of October 2017 was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

4. Nygren presented a Census registration form ready for signature by the Chair. A motion to sign the census registration form prepared by Nygren, and authorize the Chairman to sign was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0. The Town does not have the staffing to complete the work requested for this, so the Census Bureau will need to complete.

5. The Board then reviewed the folder of incoming correspondence. Comment sheet on site plan amendment on 5 Hall Road was held until the file is available for review by the Board.

6. Selectmen considered a request from Gerry Tilley for the Wreaths Across America remembrance ceremony at the Fremont Town Hall on Saturday December 16, 2017 at 12 noon, and placement of wreaths on Fremont Veteran graves between December 11 and 16, 2017. Support emails were submitted by Cemetery Trustees Matthew Thomas and Steve Harms. Selectmen are also in support of this annual event. A motion to support the above request was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

7. Nygren reported that this week an RPF was mailed out to 6 different vendors for replacement of the copy machine in the Selectmen's Office. Nygren is working with the current leasing company on return of the existing machine. Limited details were available on the return policy from Leaf.

8. Selectmen recapped the electricity bid process conference call which was held on Wednesday afternoon. Barham and Cordes were able to call in to discuss the pricing with USource representatives, one of whom was at the Town Hall at the time. (Carlson was unable to call in due to customers at the Selectmen's Office at the time). Copies of the bid tally from USource were circulated. During the conference call (approved last week for two Selectmen or Carlson and one Selectman to decide), Selectmen Barham and Cordes decided to award the contract to Provider Power for the low bid price of \$.08243 kw for electricity which represents a \$7,500 yearly savings between all Town and School District eligible accounts.

9. Winter Highway Plow and Sanding contracts were reviewed by the Road Agent Leon Holmes, Jr. after being compiled by Nygren this week, and they were presented to the Board for signature. A motion to sign Salt/Spreader Agreements for Leon Holmes Jr, Dana Wright, Michael Holmes, and Leon Holmes, Sr was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

A motion to sign the Snow Plowing Agreements for Dana Wright, Michael Holmes, Leon Holmes Jr, Leon Holmes Sr, Charles Bolduc, Kevin Bolduc, Frank Chase, and Mark Pitkin was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

10. Budget reviews:

A motion to recommend \$362,367 for 4155 Personnel Administration was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

4194 Government Buildings-updated not ready for a vote but distributed. This was tabled by Janvrin and Barham seconded. The vote was unanimous 3-0.

With a reduction in the premium for Property Liability Insurance (4196), a motion to amend the previous budget recommendation down to \$56,725 was made by Janvrin. This was seconded by Barham. The vote was unanimous 3-0.

With regard to 4240 Building Inspection, the board recommended only a 2% increase to current wages, keeping with the present schedule, and will hold off on consideration of a software package. A motion to recommend \$37,520 for Building Inspection was made by Barham. This was seconded by Janvrin. The vote was unanimous 3-0.

Cordes shared the thoughts expressed at last night's Budget Committee meeting, where it was asked to bring before the Selectmen again, the Committee's concerns on Warrant Articles to be presented. There were questions on road maintenance being a Warrant Article or included in the yearly budget. Additional questions arose on the Police Department incentives vs job requirements with respect to compensation (physical fitness incentive) and another full-time position. Both the Road Agent and Police Chief will be requested to attend next week's Selectmen's meeting to further review these topics. There was additional discussion about bonding of major road work which need to be done and how difficult and/or costly that would be to put together.

11. Selectmen will revisit next week the comments pending, to be forwarded to Daystar on the server upgrade proposal.

VIII. WORKS IN PROGRESS

1. The Public Budget Hearing will be held at 7:00 pm on Wednesday evening January 10, 2018. The Town's Deliberative Session is set for Monday February 5, 2018 at 7:00 pm at Ellis School; with a snow date of Wednesday February 7, 2018 at 7:00 pm.

At 9:45 pm Janvrin moved to enter into non-public session pursuant to NH RSA 91-A:3 II (c) to discuss a personnel matter. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham-yes.

Nygren left the meeting at 9:50 pm. At that time the Board began their non-public discussion.

Respectfully submitted,

Jeanne Nygren
Selectmen's Clerk

At 9:54 pm motion was made by Janvrin to return to public session. Barham seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham-yes.

The next regular Board meeting will be held on Thursday October 26, 2017 at 6:30 pm.

Motion was made by Janvrin to adjourn the meeting at 9:55 pm. Barham seconded and the vote was unanimously approved 3-0.