

Approved 11/09/2017

I. The meeting was called to order at 6:30 pm in the main floor meeting room at the Fremont Town Hall. Present were Selectmen Gene Cordes, Neal Janvrin, Town Administrator Heidi Carlson and Selectmen's Clerk Jeanne Nygren. Bruce White from FCTV was recording tonight's meeting for rebroadcast. All rose for the Pledge of Allegiance.

II. **ANNOUNCEMENTS** were read by Selectmen Cordes as follows;

1. The School Board Public Budget Forum will be held on Wednesday November 8, 2017 from 6:00 to 7:00 pm at the Fremont Public library. It will be followed by a School Board meeting at 7:15 at Ellis School, and a Budget Committee meeting immediately following at the Library.
3. Veteran's Open House will take place on Friday November 10<sup>th</sup> 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. All Town Offices will be CLOSED on Thursday and Friday November 23 and 24 for Thanksgiving.
6. Fremont second issue tax bills are due December 1, 2017.
7. The Town's Winter Parking Ban begins on November 15 and runs through April 1<sup>st</sup> from midnight to 6:00 am. This means no off street parking is allowed, and no parking in public lots is allowed.

### III. LIAISON REPORTS

Cordes provided updates from the November 1, 2017 Budget Committee meeting. The Town's outstanding budgets were reviewed. Their recommendation for Fire Rescue Department budget was the same as the Selectmen. They did not recommend physical conditioning incentives in the Police Department budget, and there was a split decision to not recommend \$2,000 in vehicle maintenance with the rationale that it has not been utilized consistently. They recommended the Selectmen's figure less \$11,500. No action was taken on the Highway Department or Personnel Administration. The Committee has asked Selectmen to review the percent the Town pays toward health insurance benefits. Warrant Articles were also reviewed. The Committee did not recommend the new police officer, but they did recommend several Capital Reserve funds including bridges, fire truck, highway equipment. The Personnel Administration and Highway budgets will be reviewed next week.

Barham emailed in a liaison report for the Planning Board meeting held Wednesday November 1, 2017 at 7:00 pm at the Fremont Library.

#### Public Hearings:

Minor Site Plan Review Map 3 Lot 15, 5 Hall Road - This is a change of use from mixed commercial/residential to all residential (6 one-bedroom dwellings). Application Approved.

Amendment to Fremont Zoning Ordinance Article X - This proposed amendment allows Light Manufacturing (without outside storage) within Village District and raises size limit from 7,000 SF to 10,000 SF. Amendment passed to Town Ballot.

**Circuit Rider Report:**

1. Draft changes to Aquifer Ordinance passed to members for review and discussion at a later meeting. Changes reflect adoption of Best Management Practices.
2. Members were reminded they were issued draft changes for Flood Zone compliance that need to be reviewed at a later meeting.

**Other:**

1. Chief Butler commented to the Board that the proposed turning radius of the emergency access is too tight for a fire truck. The Chief was advised that the applicant's Engineer still needs sign off by the Town Engineer and this will be addressed. I later spoke with the Town Engineer to discuss this point and he had noted the tight radius and would specifically follow up with the applicant's Engineer.
2. Steve Bassett was present for most of the meeting and addressed the Board regarding their lack of action on addressing his access issue to a land locked parcel at the rear of the Fremont LLC parcel. The Board advised him that if he had documentation to support his claim his method or recourse is to file an appeal with the ZBA. Mr. Bassett was adamant that his attorney had advised him that this was the wrong course of action. There was no resolution and this matter is ongoing.
3. Stantec Engineering attended a non-public session with the Board to discuss and rebut the Altaeros request for change in Town Engineer. After a candid debate the Board returned to Public Forum, voted to retain Stantec Engineering and approve reasonable costs from the applicant to rebut the accusations. The Board further voted to make the rebuttal documentation public record.

Carlson updated the Board that storm power outages were not fully restored on South Road (NCEC) and Old Ridge Road (Eversource). If anyone is aware of the need for power restoration, please contact the Selectmen's Office as we are in contact with the utility companies daily through the restoration process.

**IV. APPROVAL OF MINUTES**

A motion to approve the minutes of the October 26, 2017 as written was made by Janvrin. This was seconded by Cordes. The vote was unanimous 2-0.

**V. SCHEDULED AGENDA ITEMS**

6:45 pm Public Input-none.

7:00 pm Department Heads-none present

At 7:30 pm Leanne Miner, Chair of the Conservation Commission came to discuss the potential land purchase appraisal for potential land conservation. This is the Brett parcel atop Beede Hill Road. This has been rated previously by the Open Space and rated high. The Southeast Land Trust has also found the property desirable. The low bid on the appraisal of \$4,500 from McManus & Nault is being further looked at. Miner explained that this would be split in half with the Brett family and the Town, through the Conservation Fund. There are some lingering questions about who is holding the easement rights, and the Conservation and Open Space committee continue to work with SELT and the owners in this regard.

Miner said the Commission will review at their meeting next Monday night and make a decision for the funds for the appraisal. Miner was just looking to get the Board up to date, and she further reviewed the process and how it may proceed.

She was thanked by the Board and left at 7:45 pm.

## VI. OLD BUSINESS

1. The Board then signed outgoing correspondence to Rick Foye regarding his pending resignation; and to the generator companies who submitted proposals that were not selected.

2. Janvrin discussed the propane proposal from Lamprey Energy and gave a recap of Wednesday's meeting relative to installing the tanks. Three 1,000 gallon propane tanks will be installed and Leon Holmes Jr will be digging and preparing the areas for the installation of the underground tanks. Mike Malloy is also helping with the Town's work in this endeavor. The change in the piping to another location on the building added \$600 to the contract. With all in order, and Lamprey being the low bid by almost half, the Board accepted and signed the Lamprey proposal for a new total of \$10,550. A deposit of half will be due at contract execution.

3. Barham sent an email detailing that he had been to speak with Jay Somers at his Portsmouth Comcast office. He was able to get his cell phone number and is going to try that.

4. Board members had taken the 2018 Warrant home last week for further review. Cordes reported on the Budget Committee recommendations made last night, and the Selectmen will continue to review and make additional votes when the full Board is present.

It was noted that the Budget Committee had reviewed and made a recommendation on the "All Veterans" article (currently Article N in the 11/01/2017 Warrant draft). Selectmen reviewed this article:

**ARTICLE N:** *Shall the Town of Fremont adopt the provisions of RSA 72:28-b, All Veterans' Tax Credit? If adopted, the credit will be available to any resident, or the spouse or surviving spouse of any resident, who served not less than 90 days on active service in the armed forces of the United States and as honorably discharged or an officer honorably separated from services and is not eligible for or receiving a credit under RSA 72:28 or RSA 72:35. If adopted, the credit granted will be \$500, the same amount as the standard or optional veterans' tax credit voted by the Town under RSA 72:28.*

Motion was made by Janvrin for the Selectmen to recommend this Warrant Article as written. Cordes seconded and the vote was approved 2-0.

5. Veteran's Program – Friday November 10<sup>th</sup>: Janvrin committed to be there at the onset and make the Selectmen's opening remarks. The dinner is potluck, and anyone attending is asked to check in with Jeanne Nygren about a dish to share and number of attendees so we can ensure adequate supplies.

6. Selectmen reviewed some additional budgets. This included:

4445 Vendor Payments to Social Service Agencies – The total request of all agencies is \$26,872. The Budget Committee reviewed and approved this last week. With little change from prior years, Janvrin moved to recommend \$26,872 for Social Service Agencies, line item 4445. Cordes seconded and the vote was unanimously approved 2-0.

4194 General Government Buildings – Additional information on painting and paving at the Historic Museum is still pending. These items may be put off for another year if unable to be adequately planned for.

Janvrin mentioned that he had received calls this week asking about longevity stipends for other employees (outside of the full-time certified police officers). He would like the Board to consider this. Carlson mentioned that she had begun to compile a list based on a question Cordes had posed a couple of weeks ago. Carlson will put something further together for the Board to review next week, along the same lines as the Police Longevity Stipend, at differing levels based on years of service and hours worked for permanent (non-seasonal) employees.

6. Town Hall basement updates:

- Plumber here on Tuesday and Wednesday setting sink and toilet in the bathroom.
- Movers and ceiling tile vendor rescheduled to next week.
- Phone work is scheduled for Monday November 6th.
- Data and cabling vendor (Connectivity Point) scheduled to return to pull all old wires on Tuesday November 7<sup>th</sup>.
- Carlson purchased the kitchen faucet Tuesday night, and the countertop being cut for installation.
- Fire alarm company here Wednesday and Thursday to complete detector installation and the rest of the fire panel hookup.
- Access AV is scheduled for Monday November 13<sup>th</sup>. Comcast will also be scheduled for the same day. Kevin Woods (RCTV) and Bruce White (FCTV) met today to lay out much of that space
- Ceiling tiles and movers will be scheduled for Tuesday and Wednesday November 14<sup>th</sup> and 15<sup>th</sup>.

**Board Action Items relative to Basement Renovations**

a. Carlson explained a water leak that happened with the significant storm last Sunday night. KTM has provided an estimate for the Board to consider to retrim both exterior doors and seal them properly. The Board agreed to get this work at a cost not to exceed \$500 per door.

b. Selectmen debated at length the exterior masonry work that a vendor had pledged to have done this summer, and no later than November 1<sup>st</sup>. Carlson indicated that he had said he would be here late this week (not on site today); and with the leak over the weekend, the Board felt an increased urgency to get the work done. Another proposal had been received after Cordes met with a vendor last Friday. The estimate included some additional work for a little more money than the current quote. After lengthy discussion, motion was made by Janvrin to do Option 1 for \$3,500 plus adding pressure wash and seal/waterproof for a total of \$4500.00 with John Sandelli. This was seconded by Cordes. The vote was unanimous 2-0.

**VII. NEW BUSINESS**

1. A motion to approve the payroll manifest of \$28,557.17 for the current week dated November 3, 2017 was made by Janvrin. This was seconded by Cordes. The vote was unanimous 2-0.

A motion to approve the accounts payable manifest of \$47,421.29 for the current week dated November 3, 2017 was made by Janvrin. This was seconded by Cordes. The vote was unanimous 2-0.

2. Tuesday, November 21, 2017 was tentatively set for the Selectmen's meeting for the week of Thanksgiving. It will be planned to be brief and if no meeting is needed, it will be cancelled.

3. The Board then reviewed the folder of incoming correspondence.

4. There were five total bids submitted for replacement of the copy machine in the Selectmen's Office. These were opened by all around the table, and some generic discussion took place. The proposals need to be put in a spread sheet for comparisons. Janvrin moved to have Carlson be able to make the decision

on the rewarding of the copy machine vendor on their behalf. This was seconded by Cordes and voted unanimously in favor.

There was further discussion about the server estimates which Carlson needs to get done before the end of the year. It was suggested that additional information on extending the warranty for a year versus the cost of a PD server. The extension of the PD server warranty is included in the \$15,000 proposal for the Town Hall server, to get the Town through the coming period with the existing equipment at the PD.

### **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.

With no other business to come before this Board Janvrin moved to adjourn this meeting at 8:52 pm. This was seconded by Cordes. The vote was unanimous 2-0.

The next regular Board meeting will be held on Thursday November 9, 2017 at 6:30 pm.

Respectfully submitted,

Jeanne Nygren  
Selectmen's Clerk