

**I. CALL TO ORDER** The meeting was called to order at 6:00 pm in the basement to meet with Paul Powers to walk through Town Hall Heating System. Present were Paul Powers, Ideal Temp HVAC, Selectmen Gene Cordes, Neal Janvrin and Roger Barham, Town Administrator Heidi Carlson. There was a walk-through of the heating system, discussion of areas that need to be addressed/balanced, and some alternatives to make some of the cooler areas warmer. Some of these improvements were undertaken immediately, such as keeping certain doors open to get a better air exchange.

Powers will install some additional grates, one in the meeting room ceiling near the corridor and one in the opposite corridor, and will also look at possibilities to extend the venting at the end of the trunk near the FCTV room to get another diffuser into that hallway.

Additional window insulation and caulking work will be done by the Town, as this has already begun to help (much done on Wednesday by Town maintenance staff).

Powers left with a listing of items that he will look in to and committed to being back at the Town Hall to do the work by the week of January 8<sup>th</sup>.

The regular session reconvened in the basement meeting room at 6:30 pm. Present were Selectmen Gene Cordes, Neal Janvrin, Roger Barham, Town Administrator Heidi Carlson and Selectmen's Clerk Kathy Clement. Bruce White from FCTV was in the control room and tonight's meeting was live broadcast. All rose for the Pledge of Allegiance.

## **II. ANNOUNCEMENTS**

1. The Town's Winter Parking Ban is in effect through April 1<sup>st</sup> from midnight to 6:00 am. This means no parking in the right-of-way allowed, and no parking in public lots is allowed.
2. Trash and recycling collections are delayed one day during this week of Christmas, and next week for the New Year's holiday. Thursday collections will be on Friday and Friday collections will be on Saturday both weeks.
3. The Town and School District Public Budget Hearing will be held at 7:00 pm at the Fremont Town Hall basement meeting room on Wednesday January 10, 2018. The snow date is Thursday January 11, 2018 at 7:00 pm.
4. Candidate declaration begins on Wednesday January 24, 2018 and runs through Friday February 2, 2018. Contact the Town Clerk for more information on signing up, and consult the Town's website and postings in Town buildings for a list of open positions.
5. Some old Highway Department plows and a wing, and a trailer are for sale by sealed bid. The notice is posted on the Town's website and at Town buildings, and they can be viewed at the Highway site on Danville Road and you can call the road agent to see the items. Bids are due January 10, 2018 by 5:00 pm.
6. All Town Offices are closed on Monday January 1, 2018 for New Years.

## **III. LIAISON REPORTS**

On Tuesday December 26 the Selectmen met with a representative from the Generator Connection on site at the Safety Complex to discuss the location of generator and fill pipes. The Selectmen had a positive outcome from this meeting.

The Budget Committee met Wednesday 12/27 and focused exclusively on the School District budget and Warrant Articles. After much discussion the Budget Committee took a position on the Warrant Articles including the operating budget and some Trust Fund Articles. There were also discussions on the labor contract for Paraprofessionals. One Warrant Article from the Trust Fund regarding technical equipment and support did not get recommended. The Budget Committee will not meet again until the Public Hearing scheduled for Wednesday January 10, 2018 at 7:00 pm at the Fremont Town Hall basement meeting room.

#### **IV. APPROVAL OF MINUTES**

A motion was made by Janvrin to approve the minutes of December 21, 2017 with the continuation of the meeting December 26 as amended. This was seconded by Barham. The vote was unanimous 3-0.

#### **V. SCHEDULED AGENDA ITEMS**

6:45 pm Public Input- None

#### **VI. OLD BUSINESS**

1. Carlson circulated updated copies of the 2018 Town Meeting Warrant, noting that one additional petition Zoning Article Amendment has been added once the Town Clerk was able to verify an additional signature. The Planning Board will hold a Public Hearing on the two petition articles on Wednesday January 3, 2018. Currently these Articles are numbered 6 and 7, and the entire Warrant is being reviewed by the DRA and legal counsel.

Cordes read through the articles, highlighting:

Article 1 is to choose Town Officers

Articles 2-5 are the Planning Board's Zoning Ordinance Amendments

Articles 6 and 7 are petition Zoning Ordinance Amendments

Article 8 is the operating budget

Article 9 is regarding hiring new full-time Police Officer

Article 10 is to place money in the Library Building Maintenance Expendable Town Trust Fund

Article 11 is to place money in the Fire Truck Capital Reserve Fund

Article 12 is to place money into the Bridge Construction and Reconstruction Capital Reserve Fund

Article 13 is to place money into the Highway Equipment Capital Reserve Fund

Article 14 is for reconstruction of the Town portion of Beede Hill Road, approximately 3,620 feet.

Article 15 is to reclaim and do extensive drainage work on Red Brook Road, approximately 3,580 feet.

Article 16 is the Mosquito Control Program

Article 17 is to place money in the Historic Museum Renovation Capital Reserve Fund

Article 18 is to designate the Board of Selectmen as agents to expend from the Historic Museum Renovation Capital Reserve Fund

Article 19 is to modify the elderly property tax exemptions with the amount of the income level and asset amounts changing and the amount of the exemption changing

Article 20 is to adopt the All Veteran's Tax Credit

Article 21 is to add a new social service agency that we have not had on our social service list before.

Carlson stated that the Warrant draft will be posted on the town website in the next day or so, and updated as needed. The January Newsletter will be mailed and will include the narrative explanations as well. Presentations will be done for the upcoming Budget Public Hearing and some information broadcast on FCTV as well.

2. Carlson provided updates on the current year operating budget, there is currently about \$900.00 left in the highway budget, we may be able to encumber approximately \$40,000 through the year from different projects to put toward the roof at the Safety Complex. The Board will consider encumbering \$9,400 for the Safety Complex furnace conversion and \$6,000 for the MRI consulting hours.
3. Generator project updates – Carlson is concerned after reading Jim Compagna’s email saying he wants a date to drop off the Safety Complex generator, that there is not sufficient time to fix the heating system and remove the oil tank. Carlson explained information from Mike Meserve about the oil fill pipes and will get additional information from him for the Board. The Selectmen need clarification on where the piping will be placed before moving forward with the installation. If needed the Selectmen will meet again on site to review the options for the installation.
4. The Selectmen will wait another week to review the contract further before signing the paperwork for DayStar Managed Services.
5. Carlson presented the written Settlement Agreement with Fair Point indicating that it has been reviewed by Joe Lessard and the Town’s Counsel and found to cover all that was discussed for the settlement agreement. Carlson explained that this is the end result of legal processes for tax abatement years 2011 through 2016. The telephone utility property tax assessment with Fair Point started in 2011. Fair Point has filed law suits for 2011-2016 tax abatements in Fremont, as they did with multiple towns at the same time. Many towns have been settling with Fair Point, and in 2017 the statutes changed and DRA’s interpretation of the assessment process has changed.

After discussion with Joe Lessard, the Board decided to work toward a settlement because as other towns settle, our legal costs increase as there are less towns sharing in the pooled defense cost. Last week the Selectmen offered a counter-settlement which was accepted this week by Fair Point. The Agreement results in a partial refund of some of those years of taxes (\$60,000), and a credit of an additional \$40,000 until the total amount of the abated taxes is paid back to Fair Point. There is no interest paid (savings of \$25,000); and the tax settlement is approximately \$16,000 less than the actual disputed amount. The Town is concerned about our ability to prevail in a court process and feels this is a good settlement for the Town.

Cordes said thanks to Joe Lessard who did good work in negotiations that were very complicated and to Carlson for staying on top of this. He explained that this has previously been a non-public legal matter, which once settled, is public. Barham made a motion to approve the Settlement between Fair Point and the Town of Fremont for tax abatement years 2011-2016 and request that the Chairman sign the Agreement on behalf of the Board. Janvrin seconded the motion. The vote was unanimous 3-0.

## **VII. NEW BUSINESS**

1. Janvrin made a motion to approve the payroll manifest of \$27,534.46 for the current week dated December 29, 2017. This was seconded by Barham. The vote was unanimous 3-0. Barham made a motion to approve the accounts payable manifest of \$102,425.87 for the current week dated December 29, 2017. This was seconded by Janvrin. The vote was unanimous 3-0.
2. The Board reviewed the folder of incoming correspondence. There is a spread sheet on the land use change tax, which was paid over to the Current Use Fund this week. Health Trust needs the Board to certify that Carlson is the primary Town of Fremont Benefits Administrator. Barham made a motion to have Selectman Cordes sign for the Board to certify Carlson is the Town of Fremont Benefits Administrator. The motion was seconded by Janvrin. The vote was unanimous 3-0. Selectmen reviewed notices for sealed bids for plows and trailer, one for generator.

Approved 01/04/2017

Selectmen reviewed an email from Mick Dunn regarding how to remove or work around the Safety Complex roof solar panels when the roof is replaced on the Safety Complex. The passing of former Town Health Officer Trudie Butler was noted, with a service planned for Sunday December 31, 2018 in Brentwood at 2:00 pm.

3. Vacation calculations and letters to eligible part-time employees who work between 20-29 hours a week get the equivalent number of hours for 1 week and 30-39 hours a week get the equivalent hours for 2 weeks. Janvrin made a motion to approve the vacation calculations and send the approval letters to Eric Abney, Marlene Emery, Nancy Mason, Peter Morelli, Cathy Murdock and Jeanne Nygren. The motion was seconded by Barham. The vote was unanimous 3-0.

4. Carlson indicated the Town Report deadline is quickly approaching and the Selectmen need to start deciding who will write the Board's report. The Town Historian thought that maybe we use a photo of the Main Street cannon on the front cover. Other items to include are a lot of good happenings in the Town over the last year. A notice has been sent out to Department Heads regarding their reports.

### VIII. WORKS IN PROGRESS

The Selectmen reviewed the list of potential encumbrances and a motion was made by Barham to encumber \$6,000 with MRI covering 40 hours of Fire Rescue Department consulting and 16 hours of travel time; \$9,400 with Lamprey Energy for conversion of the burners at the Safety Complex; and the remaining balance (approximately \$45,000) for the Safety Complex roof replacement. Janvrin seconded and the vote was unanimously approved 3-0. Carlson will prepare the Purchase Orders for signature.

### IX. NON-PUBLIC SESSION NH RSA 91-A 3 II

At 7:40 pm Janvrin made a motion to enter non-public session pursuant to NH RSA 91-A:3 II (c) to discuss a personnel matter. Barham seconded the motion. The vote was unanimous 3-0. Cordes – yes; Janvrin – yes; Barham – yes.

Respectfully submitted,

Kathy Clement  
Selectmen's Clerk

Clement left the meeting at approximately 7:45 pm.

At 8:05 pm motion was made by Janvrin to return to public session. Barham seconded and the vote was approved 3-0; Cordes – yes; Janvrin – yes; Barham – yes.

Selectmen discussed the generator projects and what needs to be done to ensure code compliance. Carlson was instructed to contact Mike Meserve (Lamprey Energy) again and see about the actual measurements and procedure for moving the oil fill pipes.

The Board also discussed the completion of renovations at the Town Hall and Cordes will try and call Mark Minasalli to find out his anticipated return date. There was discussion of the remaining HVAC, electrical, and plumbing work as well.

**Approved 01/04/2017**

The next meeting will be held at 6:30 pm on Thursday January 4, 2018 in the basement meeting room at the Fremont Town Hall.

**X. ADJOURNMENT** – At 8:15 pm motion was made by Janvrin to adjourn the meeting. Barham seconded and the vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson  
Town Administrator