

**MINUTES OF SELECTMEN'S MEETING
TOWN OF GORHAM
MONDAY, NOVEMBER 3, 2014, 6:00 PM
GORHAM TOWN HALL**

Gorham Selectmen present: Jeff Schall, Grace LaPierre, Terry Oliver
Also present: Robin Frost, Town Manager; Kirstan Lukasak, Berlin Daily Sun; Mike Waddell, Glen Eastman

1. Call to Order: The meeting was called to order at 6:00 pm by Chairman Schall.

2. Appointments:

a) Mike Guay – Bedbug Ordinance: Did not show for meeting.

3. New Business

a) 2015 Budget Distribution and Schedule: TM Frost presented the Board with a draft proposed budget as well as the Board's tentative budget review meeting dates. The Board agreed with the proposed review dates as follows: November 10, November 17, November 19 and November 24.

b) Munce Properties: TM Frost informed the Board that Northway Bank is auctioning Munce's properties at 619 Main Street, 620 Main Street and 624 Main Street on November 20, 2014. The balance of the real estate taxes for the three properties including interest through this date is approximately \$173,000. She said that once it changes hands the taxes should be taken care of.

c) 2015 Health Insurance Rates: TM Frost stated that the insurance rates are up 1.1% but because of our demographics, the bottom line for the Town is down \$24,438 from last year. This rate is in the new budget. TM Frost stated that in July it is likely that insurance will be shopped again, noting that NH Interlocal Trust, facilitators of Harvard Pilgrim, will be looked at as well.

d) Wal-Mart Property Assessment: While the paperwork is not in hand, it will be filed with BTLA for the Wal-Mart assessment value. TM Frost stated that an agreement had been reached for an assessed value of \$17,000,000 for the years 2014, 2015 and 2016. The 2013 abatement appeal will also stop. This will bring the Town to the next scheduled revaluation in 2017.

The Board asked how the other outstanding abatement cases were going. TM Frost stated that she had not heard anything further from the 2010/2011 Great Lakes Hydro since the ruling in favor of the Town. She said that the Court has still not made a decision on the Portland Pipeline case. The tax years of 2012/2013 for Great Lakes Hydro still remains open. PSNH, Fairpoint and KGI are still open and we have been ordered to mediate the Mill property.

4. Old Business

a) Public Works Roof Bid Award: A total of four bids were received for the Public Works Roof project. The bids ranged from \$212,875 as the highest bid from A.R. Couture Construction to \$93,400 as the lowest bid from Shane's Roofing. TM Frost stated that David Laurin had moved forward with vetting the low bidder, noting that all references checked out and all questions were

answered. At this time, Mr. Laurin is recommending Shane's Roofing with a spring completion date. **Selectman LaPierre made a motion to accept Shane Altieri's bid of \$93,400, seconded by Selectman Oliver, voted unanimously.**

b) Town-acquired Property Auction Follow-up: TM Frost said that things are moving forward with the closings, and anticipates that some may close sooner than the 30 days. Kevin McDevitt has asked to get in to the Currier building to look around to assess what needs to be repaired, etc. The Board asked TM Frost to make sure that the large auction sign on the property was taken down.

c) Town Hall Windows: TM Frost stated that FD Vallee received an update cost for the 20 windows that are slated for immediate repair. The cost is \$325 per window for a total of \$6,500. Five of the windows are for the auditorium and will be paid for through the Medallion Opera Revolving Fund Account, and the balance will be paid by through the Building Maintenance CRF. Further discussion took place regarding the pricing and the need for the work to be completed as soon as possible. The Board asked for information regarding the amount of money that the contractor will be looking for up front as well as the warrantee on workmanship.

d) Street Lights: The request to turn on the four street lights as discussed at the previous meeting has been forwarded to Public Service of NH. TM Frost stated that we are still waiting to hear from PSNH with regard to the list of proposed lights that are to be turned off, and the actual savings amount.

e) Public Safety Contract Development Committee: Chairman Schall stated that the Committee met today and have a plan, however, it is not quite finalized. He went on to say that the proposed EMS contract pricing takes into consideration/includes expenses, revenues, all direct and indirect costs to come up with the values for Shelburne and Randolph. He did not want to give quotes until the November 17th meeting so a full plan and price can be presented to the Board. Mike Waddell stated that in reality the plan is 95% completed and did not see any problems with getting the information together for the next meeting.

5. Public Comment:

Mike Waddell asked who else was bidding at the auction besides McDevitt. TM Frost stated that Roger Lajoie was bidding, noting that Bob Chapman would not bid against McDevitt.

Mike Waddell asked how completing the Public Works roof project next spring will affect the USDA grant money. TM Frost stated that the current grant money will not be effected and that there may be additional grants that the Town could apply for.

Mike Waddell asked if the equalization rate will effect Wal-Mart's assessment value. TM Frost stated that the value will remain at \$17,000,000 regardless of the equalization rate.

The Board and Mr. Waddell discussed the current status of the Great Lakes Hydro settlement, noting that Attorney Upton has been working with the City of Berlin's attorney.

TM Frost reiterated that the Town has still not heard from the Court with regard to Portland Pipeline. She also stated that at this time, any abatements that have been appealed to the BTLA will be subject to mediation.

Mike Waddell spoke about the open positions on the Budget Committee and stressed that the Committee needs people who know what they are doing. He also asked TM Frost to forward the Board's budget review schedule to the Committee members electronically.

Glen Eastman asked if the State's liens against Munces will take precedence over the Town's tax liens. TM Frost stated that the Town should remain first. She also stated that the Bankruptcy Court is no longer involved as the Munces are no longer in Bankruptcy.

6. Other Business

a) Town Manager's Update: TM Frost stated that the tax rate of \$30.68 has been confirmed and that it has decreased \$1.30 from last year. She did note, however, that the Warrant has not been prepared yet.

TM Frost stated that Lt. Jennifer Lemoine has resigned from the Police Department, effective November 8, 2014. Her last day of actual work is November 6th.

TM Frost presented the Board with an Addendum for the Hazard Mitigation Plan for their review and initials. TM Frost stated that the Governor and Council will forward a copy of the letter to the Board.

TM Frost stated that in July of 2014, Nine Cousins Real Estate cut timber on property located in Map R5, Lots 4A, C, and D. However, they just recently filed their report with the Town, which is considered a late filing. In accordance with State statutes, the Town has the right to charge dooamage fees because the report being received after the filing deadline. TM Frost asked if the Board would like to go ahead with doing so. The Board instructed TM Frost to go ahead with charging the dooamage fees.

TM Frost presented the Board with the abatement agreement form for Lyla O'Neil's property. This agreement reducing the value and is an abatement refund in the amount of \$134.32, for a total of \$144.32 with interest. The Board signed the abatement.

b) Selectmen's Update: There were no updates.

c) Approval of Minutes (October 20, 2014): Selectman LaPierre made a motion to approve the Minutes of the October 20, 2014 meeting as presented, seconded by Selectman Oliver, voted unanimously.

d) Sign Manifest: All manifests were signed.

e) Sign Abatements and Exemptions (if necessary): None were presented.

7. Non-Public Session: RSA 91-a:3, II a: On a motion by Chairman Schall, seconded by Selectman LaPierre, the Board voted unanimously by roll call to move into non-public session at 7:12 pm. Schall – Aye, LaPierre – Aye, Oliver – Aye.

On a motion by Chairman Schall, seconded by Selectman LaPierre, the Board came out of non-public session by unanimous roll call vote at 7:20 pm. Schall – Aye, LaPierre – Aye, Oliver – Aye.

8. Adjournment: The meeting was adjourned at 7:21 PM.

REVIEWED AND APPROVED:

Jeff Schall

Grace LaPierre

Terry Oliver