

**TOWN COUNCIL MINUTES
REGULAR MEETING
WEDNESDAY, MARCH 28, 2001**

The meeting was called to order at 6:30pm.

PRESENT: Chairman R. Dion, S. Sheidow, D. Pichette-Volk, P. Rueppel, R. Holley, M. Jolin, P. Ganley, D. Duford, M. Farrell – Town Administrator. T. Young – excused.

MINUTES:

MARCH 7, 2001: M. Jolin moved to approve the minutes as amended. Motion seconded by R. Holley. **Roll call vote carried unanimously.** R. Dion and R. Holley abstained due to absence.

MARCH 14, 2001: P. Ganley moved to approve. Motion seconded by D. Pichette-Volk. **Roll call vote carried unanimously.**

D. Duford expressed concern over his request on March 15, 2001 for a copy of the March 14, 2001 tapes, and being told the recording secretary could not do it that day, responded he only needed it when the minutes were transcribed. A week later when he asked if the tapes were available he was asked if he was requesting a copy as a resident or as a councilor. When he replied as a councilor he was told she couldn't risk anything happening to the tapes such as a machine malfunction but would ask the Administrator and the Council Chair if permission could be granted for the request. The Council on a motion by S. Sheidow, had approved the purchase of a tape reproducing machine so that members of the media and public could have access to the proceedings of the meetings as soon as the next day, if they chose to pay for them. He was told he would receive them after the minutes were approved.

The Council decided this issue would be addressed as an agenda item at a future meeting.

SCHEDULED APPOINTMENTS:

PUBLIC HEARING ON TAX INCREMENT FINANCING BOND FOR EXIT 10 ECONOMIC DEVELOPMENT DISTRICT: R. Dion opened the public hearing and read the TIF Bond Warrant Article, Article #4. **(See Attachment #1)**

Attorney Ray D'Amante explained that the history behind the bond was explained at the March 7, 2001 Council Meeting.

With no public input, Chairman R. Dion closed the public hearing at 7:03pm.

P. Ganley moved to approve the TIF funding, Article #4, as presented. Motion seconded by S. Sheidow.

D. Duford moved to adjust the article to show the total cost with interest as \$3,639,736. Motion seconded by P. Ganley.

M. Farrell stated the interest is indeterminable so it can't be added to the warrant article. Interest rates change. We have no idea the bond will be until it goes to market.

P. Ganley stated it may be inappropriate to have that final figure as the total cost because interest rates fluctuate. It could be prepaid early.

R. Dion agreed stating that whenever we have a bond, the interest is not included, only the principal.

Roll call on amendment:

| | | | |
|--------------------|----|------------|-----|
| S. Sheidow | no | P. Rueppel | yes |
| D. Pichette-Volkno | | D. Duford | yes |
| R. Holley | no | M. Jolin | no |
| P. Ganley | no | R. Dion | no |

Motion failed.

S. Sheidow questioned if the school had a bond would the TIF bond weaken our bond ability.

M. Farrell answered the school has a 7% bond limit and the town has a 3% bond limit of the total valuation of the town. Using a \$700 million dollar figure, the Town can bond up to \$21 million dollars. We're currently at approximately \$2.5 million.

D. Duford stated the last sentence in the warrant article states that a development agreement will cover the debt service. This should read a surety bond so that it guarantees payment.

M. Farrell stated that the development agreement could demand a surety bond. The Council decides what goes into the development agreement.

M. Jolin stated other types of assurances could be required other than surety bonds such as cash or letter of credit.

Roll call vote on original motion:

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|------------|-----|------------------|-----|
| P. Rueppel | yes | D. Pichette-Volk | yes |
| D. Duford | no | R. Holley | yes |
| M. Jolin | yes | P. Ganley | yes |
| S. Sheidow | yes | R. Dion | yes |

Motion carried.

TOWN ADMINISTRATOR's REPORT: M. Farrell reported on the following:

1. The federal census 2000 figures were distributed. Hooksett went from 28th to 22nd. **(See Attachment #2)**
2. The proposed NFPA firefighting standards were distributed **(See Attachment #3)** which would require four firefighters per engine instead of three and require a response time of four minutes. This would be a major impact across the country and on Hooksett. We would need eight new full-time personnel at a cost of \$250,000. Our response time has been slipping with the growth of the town, additional roads, more traffic, etc. We will be held defacto to these standards for liability purposes. A sample resolution is attached to the handout. Hooksett has one voting member, the Chief, and we will be sending him to vote this down. This currently has a 50/50 chance of defeat. If not, appeals are possible. This issue will be discussed at the next meeting.
3. The Capitol Region Development Council did a site inventory in the State of commercial and industrial sites available. They found 30 sites consisting of 52 parcels. Hooksett had three of the top four sites. The top four sites are Manchester Sand & Gravel in Hooksett, a site in Canterbury, Cigna, and Exit 10 TIF District.

SCHEDULED APPOINTMENTS continued:

PUBLIC HEARING ON SOUTH ELMER AVENUE SEWER BOND: R. Dion opened the hearing and read the South Elmer Avenue Sewer Bond Warrant Article. **(See Attachment #1)**

John Gryval, 5 Elmer Avenue, spoke on the petitioned warrant article and distributed a handout. **(See Attachment #4)** The original plan years ago for sewer in that area was that it would run south by gravity downhill to Route 3. When the State built I-93 Exit 9, that halted the sewer because the interstate cut through the path of the proposed sewer. This proposal will have a gravity sewer line down Elmer, across a drainage easement, State land and over to Francis Avenue.

D. Duford asked how much the residents would contribute financially to the project.

J. Gryval answered they will pay for the hookup from their homes to the main like all other homeowners do.

Bruce Kudrick, Waste Water Treatment Plant Superintendent, stated a new developer normally would pay for the development hookup. These houses have existed for some time. Each single family home will be charged a \$20.00 hookup fee. Duplex's will have an additional charge.

D. Pichette-Volk asked how many homes would benefit from this.

J. Gryval stated approximately 20.

Anne Smith, 10 Elmer Avenue, stated it will cost each homeowner \$2,000 - \$3,000 to hookup. She has a swamp in her back yard where children play. If her septic fails, it will contaminate everything and result in a huge expense.

Scott Jakaitis, 4 Elmer Avenue, stated his septic has failed and it will cost him \$8,000 - \$14,000 to replace.

S. Sheidow asked if all taxpayers would pay for this, not just sewer users. A petitioned warrant article for water to Morrill Road failed at the Town Meeting and this may fail because it's only for 20 homes not for all taxpayers and all taxpayers are being asked to pay for it.

J. Gryval stated that water is a different issue. When the wastewater treatment plant was built, all residents paid for it.

B. Kudrick stated this area is eligible for State grant money and can go under a low interest loan with a 1-2% interest rate.

R. Dion closed the public hearing at 7:40pm.

P. Ganley moved to approve as presented. Motion seconded by M. Jolin. **(Roll call vote carried unanimously.)**

JOANNE MCHUGH, H.E.R.C. COMMITTEE: J. McHugh stated that HERC (Hooksett Emergency Relief Committee) started in 1988 to help Hooksett residents in need but didn't qualify for welfare assistance. The Adopt-A-Family is a Christmas program that gives needy children toys for Christmas. Currently there are 158-160 children that are helped. Toys are distributed out of the Safety Center's Training Room. HERC was informed they would have to find an alternate location next year.

P. Ganley stated Council Chambers and the Library would be available.

J. McHugh stated they need a room that can be locked.

D. Pichette-Volk asked how many days they use a room for this program each season.

J. McHugh stated Wednesday through Saturday.

M. Farrell stated that many nonprofit organizations and groups in town outgrew the Media Room in the Safety Center and concessions were made to allow them to use the Training Room in order to accommodate their size. However, because of this, the cost of maintenance went up and the availability for Police and Fire to use the Training Room for training started becoming an issue. The Training Room is a secured area inside the building. The outside organizations were notified

they could use the Media Room or find an alternate site based on the Council's policy decision. When HERC showed up with the toys, the Fire Department had a major training session scheduled which is where the conflict arose. HERC was notified this would be the last year they could use the Training Room and would have to find an alternate site next year.

J. McHugh stated HERC isn't like other nonprofit organizations; they're on a higher level.

Jim Oliver, Retired Police Chief and HERC member, stated that when parents come to pick up Christmas presents, it's good public relations for the police officers to hand out presents instead of fines and sentences.

D. Duford moved to make an exception for the Adopt-A-Family. Motion seconded by P. Rueppel.

M. Jolin stated the Council shouldn't make an exception to the policy for one non-profit organization. The Police can reserve the Training Room for HERC through the normal reservation process as a police function and therefore the policy won't be violated.

The Council consensus was that HERC would ask the Police Department to reserve the Training Room through the proper channels as a police function and therefore wouldn't violate the policy.

P. Rueppel withdrew her second. D. Duford withdrew his motion.

TOWN ADMINISTRATOR'S REPORT continued:

4. The Town has been approached by the Job Corps, which is a national employment-training program. **(See Attachment #5)** They would like to establish a training center in NH and are looking at a site in Hooksett. There are Job Corps Training Centers in all states except NH and Wyoming. This would be a \$20 - \$25 million-dollar mini campus with approximately 300 students, dormitories, classrooms, gymnasiums, etc. This would be comparable to a technical college. The Hooksett site they're looking at is on Cross Road. They need 20 build able acres. They would bring in infrastructure to the site such as sewer, water, fields, roads, parking, etc. They will work with local businesses and train recruits ages 16 through 24 on the various technical equipment. N.H. D.O.T. has expressed an interest in having their people trained. This would be a federal project and they wouldn't pay taxes but that doesn't preclude a negotiated fee in lieu of taxes for services. Since this is a federal grant, they will need community support. Senator Judd Gregg will sponsor the bill. A group consisting of Town Administrator, Council Chair, SAU Superintendent, Planning Board Chair, School Board Chair, Highway Department Manager, Police Chief, ZBA Chair, Town Planner and a couple of residents from the area will go to Devons, MA on April 3rd, to look at a Job Corps site. The group will also speak with local officials in Devons to get their opinion. After which the Job Corps will come to the April 11th Council meeting.
5. John Hume, the new principal planner at SNHPC (Southern NH Planning Commission) brought with him a grant of \$3,000 - \$5,000 to update the economic development section of the Master Plan.
6. SNHPC is also looking into an electronic kiosk for the Town. This is becoming popular in municipalities.

PUBLIC INPUT:

Mary Ruel, 16 Evelyn Street, stated she signed up to run for Council District 5 but is withdrawing because Mike Jolin signed up for the same District and M. Jolin is doing a good job.

Jim Sullivan, 10 Trent Road and Budget Committee member, stated with Renny Perry no longer on the Council as parliamentarian, the Council needs another parliamentarian. He requested the

Council not waste the Budget Committee's time by producing warrant articles and then voting to not recommend them.

OLD BUSINESS:

ARTICLE 7, QUINT FIRE TRUCK: D. Pichette-Volk stated there was resistance by the Budget Committee to recommend the quint truck with a 5-year lease rather than a 15-year lease.

R. Dion stated he had explained to the Budget Committee that the Council put off other C.I.P. items for a year in order to purchase the quint. If the wording on the number of years is changed on the warrant article at first session will that change the purpose.

M. Farrell answered he would find out from the D.R.A. Legal Counsel has stated it would not change the purpose.

D. Pichette-Volk moved that the Council go with a 15-year lease for Article #7, which is \$55,396.82 per year. Motion seconded by S. Sheidow.

P. Rueppel asked why the Budget Committee wants a 15-year lease.

D. Pichette-Volk answered that \$55,000 per year is more palatable.

M. Farrell stated the C.I.P. Committee feels the same as the Budget Committee.

D. Pichette-Volk stated C.I.P. had originally proposed the long-term lease. Bit ticket items are financed. The recommendations on the bottom of each warrant article mean alot to the voters. This strategy is the best and easiest, and it's important to be aligned.

P. Rueppel stated for the record it is irresponsible of the Budget Committee to pay interest on a 15-year lease.

D. Duford stated that according to the Charter, Section 5.7E, the Council decides how much is included in the budget for the entire year.

R. Dion stated we can't afford to lose the quint. What's best for the Town is getting the quint.

Roll call vote:

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|------------|----|------------------|-----|--|
| D. Duford | no | R. Holley | yes | |
| M. Jolin | no | D. Pichette-Volk | yes | |
| P. Ganley | no | S. Sheidow | yes | |
| P. Rueppel | no | R. Dion | yes | <u>Tie vote. Article 7 stays as is.</u> |

TRI-TOWN AMBULANCE AT SAFETY CENTER: P. Ganley asked the status of Tri-Town Ambulance being placed at the Safety Center.

M. Farrell answered that Tri-Town has been given the information but because of the change in their leadership, things have been delayed and they haven't given us answers yet.

P. Ganley moved to give them to mid April to decide if they want to be in the Safety Center and if not, that's it. Motion seconded by S. Sheidow.

S. Sheidow stated before an ultimatum is given, we should hold off because ambulances are having staffing problems over the entire state.

P. Ganley stated the Town has been waiting a year. It doesn't have anything to do with the participants in this Town. Tri-Town is a little disorganized, then they reorganized only to be busier and now they're even busier.

S. Sheidow stated she's been waiting for an ambulance in the Safety Center since they opened.

D. Duford asked the Town Administrator the status of the negotiations.

M. Farrell answered that they've met with Tri-Town's executive board twice since January. Some concerns have been answered with accommodations and others have not. The new executive board went to the membership and we've heard nothing since. The Fire Chief spoke with Tri-Town Ambulance during the recent blizzard and offered them a spot in the Safety Center. They couldn't raise a second crew so they chose to stay in Pembroke. They are extremely short handed and they're using a lot of new per diem people because they're down to four full-time people. Before an ultimatum is given, encouragement should be given to finish up the discussions and come to a conclusion.

P. Ganley stated these talks have to be consummated at some point because this is not good for Hooksett.

Chairman Dion offered to write a letter to Tri-Town Ambulance.

S. Sheidow withdrew her second. P. Ganley withdrew his motion.

QUARRY ROAD: M. Jolin asked the status of the Quarry Road bond.

M. Farrell answered he would have an update at the next Council Meeting.

SEWER COMMISSION POSITION: S. Sheidow asked the status of the lawsuit against Sewer Commissioner Sid Baines.

M. Farrell answered the court date is April 9th.

CONNECTOR ROAD: S. Sheidow asked the status of the Connector Road.

M. Farrell answered that Manchester Sand & Gravel needs to conduct a traffic study and finalize the construction costs, which will then go the N.H. D.O.T.

D.O.T. ROUTE 3 CORRIDOR: S. Sheidow asked for the status of the D.O.T. construction project at Route 3, Route 28, Alice Avenue status.

M. Jolin reported it's on schedule.

WAGES: D. Duford asked if employees had been receiving their wage increases because the wage pool in the monthly budget report hadn't decreased.

M. Farrell answered the employees have and at the end of the fiscal year, the Finance Director will adjust the wage pool with one adjustment for all departments.

NEW BUSINESS: Fire Hydrants: R. Dion stated he had received a call from D. Duford that the fire hydrants in town haven't been cleared.

After discussion it was decided that R. Dion would write a letter to the water precincts nicely reminding them that the hydrants need to be cleared for firefighting purposes.

D. Duford moved at 9:30pm to extend the meeting.

With no second to the motion to extend, Chairman Dion declared the meeting adjourned at 9:30pm.

Respectfully Submitted,

Elizabeth D. Dinwoodie
Acting Administrative Assistant

Denise E. Pichette-Volk
Town Council Secretary