

**TOWN COUNCIL MINUTES
REGULAR MEETING
WEDNESDAY, May 9, 2001**

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

PRESENT: Chairman R. Dion; D. Pichette-Volk; P. Rueppel; M. Jolin; P. Ganley; D. Duford; T. Young; S. Sheidow; R. Holley; M. Farrell – Town Administrator. **Excused:** for 1 hour T. Young.

APPROVAL OF MINUTES:

April 11, 2001: P. Ganley moved to approve the minutes as amended. Motion seconded by M. Jolin.

Roll call vote carried unanimously.

Chairman Ron Dion thanked the Council for their hard work on the budget and the professional manner in which the Department Heads, Administration, Budget Committee, and the voters, conducted themselves.

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

1. Second Session Town Meeting money warrant articles passed except the Building Department truck. Amendment #2, the groundwater ordinance from the Planning Board was to loosen the regulations and amendment # 11 was a petition warrant article from the Conservation Commission to tighten the regulations. The voters felt that things were just right the way they are because the voters defeated both. Charter amendments passed. Both sewer and TIF got over 60%. Out of 6235 registered voters there were 1855 votes cast.
2. S. Sheidow asked if the Police Commission has ever reviewed the Article on the Charter revision.

M. Farrell responded no.

S. Sheidow stated that Hooksett is the only town that has a Police Commission under the RSA's and requested the Police Commission and the Police Chief review it.
3. Recent information from Ron Corriveau, of Manchester Sand & Gravel, on the Connector Road shows a cost of 1.5 million. HealthSource had planned an additional 12" gravel base and utilities were to be underground. Without these extras there could be a savings of \$500,000.
4. An agreement was signed with Tri-Town Ambulance and they are expected to be in the Safety Center on May 29th. **(Attachment #1)**
5. The Hooksett American Legion will be holding their annual Memorial Day Parade on Sunday, May 27th at noon. They will start at Riverside Park and end at the Legion Hall.
6. The Town has received \$68,389 additional grant money for the Land Fill Closure Grant.
7. A franchise extension request for Manchester Waterworks will be discussed at the next Council meeting on May 23rd.
8. Assessor, J. Temchack, has resigned. He will be going into the private sector. MRI will be doing the contract assessing and an overall study of the Assessing Department. This timing brings an opportunity to make changes on assessing procedures. John Temchack did a great job and he will be missed.
9. There will be public hearings needed for fee changes and additions for the Building Department, Transfer Department, Fire Department and Planning Board.

The Council decided to have a special meeting for the public hearings on May 30th, 6:30 PM.

SCHECULED APPOINTMENTS:

Public Hearing on Impact Fee Ordinance Fees

Jim Graham introduced Bruce Mayberry who was hired to develop the impact fees and fee structure.

Planning consultant, Bruce Mayberry, explained the ordinance structure by which impact fees take into consideration number of pupils per housing unit in Hooksett. He has taken five different structure types to come up with a public school impact fee per housing unit. In the case of the duplex/two family unit, each unit would pay the set amount per unit. **(Attachment #2)**

D. Pichette-Volk asked how frequently the ordinance should be updated.

B. Mayberry stated as needed, but the Town should wait two to three years before making any changes initially.

D. Pichette-Volk asked if this was legally the correct method.

B. Mayberry replied yes and to reassess if you are including a High School in Hooksett. These figures represent grades k-8.

D. Duford asked if police, fire and highway are based on a proportion by percentage of the school impact fee schedule.

B. Maybury stated it depends on accessible facilities and how many fees the Town wants to assess.

M. DiBitetto asked if this would allow the Town to impose fees.

B. Mayberry answered it would.

Chairman Dion closed the hearing at 7:18 PM

D. Duford asked where do these fees go.

M. Farrell answered they are collected before a Certificate of Occupancy is issued. Escrow Accounts would be set up in Finance. Schools could expend the money but only for capital improvements.

P. Ganley moved to approve the impact fees as presented. Motion seconded by R. Holley. **Roll call vote carried unanimously.**

SUBCOMMITTEE REPORTS:

ADMINISTRATIVE CODE: P. Ganley stated they are finalizing changes and will be coming to Council for approval.

AMBULANCE: D. Pichette-Volk stated that on the ambulance survey returns, thus far we have received 455 post cards or 11% response. The deadline for the final tally is May 15th. There will be a public informational meeting on the results on Wednesday, June 6th. We will present the results, to Council, by a tentative date of second week in June.

HEAVY EQUIPMENT: D. Duford reported that the Heavy Equipment Committee is looking at two backhoes for the Highway Department. One backhoe is a John Deere, which can be bought for \$60,000 with a trade in of our existing backhoe.

D. Duford moved to approve the purchase of a John Deere #410G backhoe for \$60,000 with the trade in of the 310C backhoe. Motion seconded by R. Holley. **Roll call vote carried unanimously.**

D. Duford stated that D. Hemeon is working on a deal with Pinard to buy a truck with body and plow and trade in our old garbage truck. The new truck is very sturdy, has many options on engine size and chassis size. It can be customized to the departments needs and has a 15 – 20 year expected life-time use. The department currently has two usable garbage trucks. One of the trucks is a1989 with a new motor in 1998. The packer function is very worn and will need to be replaced in the near future.

D. Duford moved to accept swapping of the 1998 CCC garbage truck, for a Freightliner FI 70 dump truck with body and power angle street plow with no dollars to be exchanged, to be an even swap. Motion seconded by S. Sheidow.

Roll call vote:

D. Duford	yes	P. Ganley	yes
R. Holley	yes	S. Sheidow	yes
M. Jolin	yes	P. Rueppel	yes
R. Dion	yes	D. Pichette – Volk	yes
T. Young	no	<u>Motion carried.</u>	

SCHEDULE APPOINTMENTS:

JOE JARNUTOWSKI – PLAYING FIELDS LEASE:

J. Jarnutowski gave an explanation of what he has done from October 2000 to May 2001 in offering the use of his land as soccer fields for 5-6 years. **(Attachment #3)** He has been advised to get a letter from the Town that the Town is in agreement.

R. Dion asked what the Town would be committed to.

J. Jarnutowski stated the lease as drafted, and use and maintenance of the property for five years with a possibility of an abatement of taxes to this property. His out of pocket expenses, so far, are four to five thousand and eventually will be twelve thousand because half of the loam he is selling those proceeds will be given to HYAA to put back into the field. The other half of the loam will go on the field.

T. Young asked if there is a line item for rental of the field.

M. Farrell stated a line could be added for taxes next year in the Parks budget.

J. Jarnutowski stated he and his attorney have tried to make the lease as beneficial to the Town as possible.

D. Pichette-Volk moved to approve the lease as written and to take steps to abate the taxes. Motion seconded by T. Young.

Roll call vote:

D. Duford	no	P. Ganley	no
R. Holley	yes	S. Sheidow	no
M. Jolin	yes	P. Rueppel	no
R. Dion	yes	D. Pichette – Volk	yes
T. Young	yes	<u>Motion Carried - 5 to 4.</u>	

P. Ganley moved to reconsider the last motion. Motion seconded by M. Jolin.

Roll call vote:

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

T. Young yes **Motion Carried – 8 to 1.**

D. Duford moved to amend and eliminate #7 in the lease, and go through the abatement process. Motion seconded by M. Jolin.

Roll call vote:

D. Duford	yes	P. Ganley	no
R. Holley	no	S. Sheidow	yes
M. Jolin	yes	P. Rueppel	no
R. Dion	yes	D. Pichette – Volk	yes
T. Young	no	<u>Motion Carried – 5 to 4.</u>	

M. Farrell stated that regarding #7 in the lease, the Town could abate taxes or put money in the Parks & Recs budget, which would make it a wash.

T. Young moved to amend to pay rent in the amount of the yearly tax bill for the duration of the lease. Motion seconded by S. Sheidow.

Roll call vote:

D. Duford	no	P. Ganley	no
R. Holley	yes	S. Sheidow	yes
M. Jolin	no	P. Rueppel	yes
R. Dion	yes	D. Pichette – Volk	yes
T. Young	yes	<u>Motion Carried – 6 to 3.</u>	

Original motion as amended: To approve lease without # 7, to proceed with the abatement process and to have the rent amount equal the taxes.

Roll call vote:

D. Duford	no	P. Ganley	no
R. Holley	yes	S. Sheidow	yes
M. Jolin	no	P. Rueppel	no
R. Dion	yes	D. Pichette – Volk	yes
T. Young	yes	<u>Motion Carried – 5 to 4.</u>	

D. Duford motioned to get a legal opinion on action just taken. Motion seconded by M. Jolin.

Roll call vote:

D. Duford	yes	P. Ganley	yes
R. Holley	yes	S. Sheidow	yes
M. Jolin	yes	P. Rueppel	yes
R. Dion	yes	D. Pichette – Volk	yes
T. Young	no	<u>Motioned Carried – 8 to 1.</u>	

OLD BUSINESS:

D. Duford asked for the status on the resignation letter on Chip Crocetti, on the Solid Waste Committee.

T. Paquette reported that Diane Boyce, Secretary for the Solid Waste Committee, has been contacted to get a letter of resignation from Chip Crocetti.

M. Jolin requested the status on the Quarry Road Bond.

M. Farrell stated that there has been no response from the bonding company. He will have our attorney contact the bonding agency again.

P Rueppel asked the status on obtaining the dual recording tape machine.

E. Dinwoodie answered it is being worked on.

NEW BUSINESS:

D. Duford stated that the department heads should get their information submitted to the Heavy Equipment Subcommittee for equipment including the quint fire truck.

M. Farrell stated that he strongly opposes involving the Heavy Equipment Subcommittee on any fire equipment. Fire apparatus is specialized equipment in which the Fire Department has a great deal of knowledge on and the subcommittee does not.

The Council agreed with M. Farrell but stated that three bids would be obtained on the Fire Department's quint truck.

D. Pichette-Volk asked when the negotiations start and who does the negotiating for T.I.F

M. Farrell stated he would come back with recommendations for a committee.

SUBCOMMITTEE REPORTS:

PERAMBULATION: T. Young stated that a reminder letter should be sent to Allenstown in reference to surveying the town line.

PLANNING BOARD: D. Pichette-Volk asked if the proposed development off of Route 3, by Mammoth Rd, had come in for technical review.

M. Farrell responded he was unsure, as he had missed one of the TRC meetings.

SEWER: S. Sheidow stated she is stepping down.

SOUTHERN NH PLANNING: M. Jolin distributed electronic kiosk information.

UNION: S. Sheidow stepped down from this subcommittee. Councilor-elect Michael DiBitetto will take her place.

ZONING BOARD OF ADJUSTMENTS: Chairman Dion stated that it has come to his attention that there are more and more people who want to put additions onto their homes and the zoning has changed since they purchased or built the home and find out that they now have non-conforming structures.

Chairman Dion asked the status of the Conservation Commission v. Zoning Board of Adjustment case.

M. Farrell responded that no decision has been made yet.

Chairman Dion adjourned the meeting at 9:10 pm.

Respectfully submitted,

Tina M. Paquette
Administrative Assistant

Denise E. Pichette-Volk
Town Council Secretary