

Official

TOWN COUNCIL MINUTES Regular Meeting Wednesday, February 22, 2006

CALL TO ORDER: Chairman M. DiBietto called the meeting to order at 6:30 pm.

ROLL CALL: Daniel Belanger (excused), Philip Fitanides, Jason Hyde, Mike Jolin, Paul Loiselle, George Longfellow, Doug St. Pierre, Stuart Werksman, Chairman Michael DiBietto, David Jodoin (Town Administrator)

APPROVAL OF MINUTES:

February 8, 2006 – D. St. Pierre moved to approve the February 8, 2006 minutes as amended. Motion seconded by P. Loiselle. **Motion carried.** G. Longfellow abstained, not present at the meeting.

PUBLIC INPUT:

Patricia Rueppel, 1465 Hooksett Road, with regards to the proposed TIF District at Exit 11, she stated that the Town should make it known to commercial developers that Hooksett has a lot of land available for their businesses.

NOMINATIONS/APPOINTMENTS:

Budget Committee

P. Fitanides nominated Mr. Tom Keach to the Budget Committee.

Chairman M. DiBietto explained that the Budget Committee appoints its members. The Council do not nominate for the Budget Committee.

The Budget Committee will be informed of Mr. Keach's intentions to be appointed.

Council Representative to the Police Commission

D. St. Pierre resigned his position as the Police Commission Council Representative. The Council accepted his resignation and appointed S. Werksman to be his replacement.

SCHEDULED APPOINTMENTS:

Public Hearing, Town Charter Amendment, re: Library Trustees (Attached)

Chairman M. DiBietto opened the public hearing at 7:00 pm.

Mary Farwell, Hooksett Public Library Board of Trustees Chair stated that the board have discussed the matter and unanimously request that the size of the board be increased from three (3) members to five (5) members. Increasing the membership would allow the board to better serve the Public Library.

Chairman M. DiBietto closed the public hearing at 7:03 pm.

The Council had voted to add the Charter amendment to the warrant at a previous meeting.

Public Hearing, \$1.5 Million Wastewater Treatment Facility Bond (Attached)

Chairman M. DiBietto opened the public hearing at 7:10 pm.

Bruce Kudrick, Superintendent of Hooksett Sewer Dept.: The State is requiring Hooksett Sewer to add a secondary clarifier, which would cost over \$1 million. This would make the water clearer and would double sewer capacity from 1.1 million gallons to 2.2 million gallons.

Vincent Lembo, 56 Main Street: Three Councilors voted against the bond. Who voted against it and why?

D. St. Pierre stated he voted against it because he thought the sewer users should be paying for sewer upgrades and not the Town.

J. Hyde also voted against the bond for the same reason.

B. Kudrick explained that the users are being hit by \$3.5 million already for sewer upgrades and expansion.

M. Farwell: What if the TIF District passes and the sewer bond does not?

B. Kudrick: Currently, there is no capacity to take care of the TIF District.

V. Lembo: What is the potential tax rate increase?

Diane Savoie, Finance Director stated that she is unable to determine the tax rate increase because there are a lot of unknown factors at this time.

Chairman M. DiBietto suggested preparing an estimated tax rate increase for the voters to consider at the Town Meeting.

David Ross, Hooksett resident: What's left from the \$3.5 million bond?

B. Kudrick: That money could only be used for upgrades. Only a couple hundred thousand dollars was used from the bond. The entire facility expansion would cost up to \$9 million. It will be done in phases. We can't complete the project without the money on hand.

Chairman M. DiBietto closed the public hearing at 7:25 pm.

The Council had voted to add the bond to the Town Warrant at a previous meeting.

Public Hearing, TIF District

Chairman M. DiBietto opened the public hearing at 7:26 pm.

Charles Watson, Town Planner, showed the boundaries of the proposed TIF District at Exit 11. (Attached)

M. Farwell: Does the TIF District turn all the property within the boundary into commercial? The answer is no.

There was a question as to how the boundary was set.

D. Savoie explained that the boundary was set in order to bring sewer and other utilities into Exit 11. Sewer is necessary to attract investors and increase the commercial base.

C. Watson added that TIF as an economic tool. It is a normal thing to do to include under developed areas.

V. Lembo: Who initiated the TIF District proposal in Exit 11?

Chairman M. DiBitetto stated that the Town Council is solely responsible for proposing a TIF District.

Ron Savoie, 2 Farmer Road: How much is the bond?

Chairman M. DiBitetto: We have not developed the TIF plan. This is a broad based TIF plan. This is not the first time we've looked at a TIF District. The Planning Department and Building Department have suggested creating a TIF District at Exit 11 as a development plan. The plan and the amount of the bond are yet to be put forth. We're going to wait until all details are worked out.

R. Savoie: If you're putting it before the voters, you have to have the amount of the bond.

Chairman M. DiBitetto: The voters would not see this in May and without a bond dollar amount. This would require a special meeting.

D. Savoie explained it is possible to have a special meeting at the same time as the regular Town Meeting in May but it would be on a separate ballot. The Town's Attorney is checking on this.

Harold Murray, Hackett Hill Road: This year's revenue from Exit 10 TIF District is about \$600,000.00 after paying the bond.

Chairman M. DiBitetto: The tax rate right now is \$22.10, it would have been \$22.57 without the TIF District. The bottom line is, no spending can happen in Town without the voters voting on it. We can establish the boundaries but the Town Council cannot approve a bond, it needs 3/5 votes.

D. Ross: What's the current bond balance on Exit 10 TIF District? How could we make money on something that's not even paid off? What if the business closes?

M. Jolin stated that the Town was guaranteed their money as they had a surety bond. If the business closed for any reason, the surety bond would pay for the municipal bond at no cost to the taxpayers.

D. Savoie: As of 8/15/05, \$780,000.00 principal have been paid. The TIF Municipal bonds can't be paid off early because of the bond agreement. TIF bonds are not considered as part of the Town's indebtedness because these bonds are guaranteed and associated with a district that generates revenue for a specific purpose.

D. St. Pierre: If the TIF District is established, sewer is done, bond is issued, no business comes in, it does not cost the taxpayers any cent.

Robert Smaha, Commercial Broker: We looked at the site extensively for Associated Grocers. Had a TIF District been in there, Associated Grocers would have been there. Pembroke provided the TIF District on the river.

Chairman M. DiBitetto closed the public hearing at 8:25 pm.

D. St. Pierre moved to approve the establishment of the TIF District boundaries at Exit 11. Motion seconded by G. Longfellow.

J. Hyde questioned if there is something else the Town needs to do per RSA 162-k with regards to establishing a TIF District.

D. Savoie explained that the public hearing is only to set the TIF District boundaries. The TIF plan would state the purpose and the amount of the bond. This plan will be presented at a later date.

Chairman M. DiBietto added that the motion is to approve the TIF District boundaries and not the plan.

Roll Call:

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|--------------|-----|----------------------|-----|-----|-------------------------------|
| P. Fitanides | Yes | G. Longfellow | Yes | | |
| J. Hyde | No | D. St. Pierre | Yes | | |
| M. Jolin | Yes | S. Werksman | Yes | | |
| P. Loiselle | Yes | Chairman M. DiBietto | Yes | 7-1 | <u>Motion carried.</u> |

Public Hearing, Striking of Fire Lane Ordinance

Chairman M. DiBietto opened the public hearing at 8:45 pm.

Michael Williams, Fire Chief stated that rather than striking the ordinance completely, the Fire Department and the Building Inspector are recommending amending the Fire Lane Ordinance.

Council consensus was to continue the public hearing on the next Town Council meeting on March 8th, 2006.

V. Lembo: Why are we striking or amending this ordinance? Are we doing it to accommodate moving the Town Hall into the former Village School? Will this affect new developments?

Deputy Chief M. Hoisington: The amendment we are proposing is only for existing buildings changing to a less intense use.

OLD BUSINESS:

RSA 41:14-a- Town Council Resolution

Chairman M. DiBietto read the resolution for the record. (Attached)

M. Jolin moved to adopt RSA 41:14-a and sign the resolution. Motion seconded by G. Longfellow. **Motion carried unanimously.**

Street Signs / Speed Limits Study

Stephen Agrafiotis, Chief of Police submitted a street sign survey done as of October 3, 2005.

D. St. Pierre suggested forming a sub-committee with 3 councilors to submit a report and recommendation for posting for every street in Town. 35 MPH unless otherwise posted is the norm for communities. Some neighborhoods in Town are requesting 25 MPH. According to the Police Department, 25 MPH is unenforceable.

D. St. Pierre moved to form a sub-committee with 3 councilors for the purpose of street speed limits and signage. Motion seconded by P. Loiselle. **Motion carried unanimously.**

The Council appointed D. St. Pierre, P. Loiselle, S. Werksman and the Town Administrator as members.

Article # 21

"To see if the Town will vote to deposit 100% (percent) of the revenues collected from current use, but not to exceed \$100,000 per year, pursuant to RSA 79-A and deposit said money in the Conservation Current Use Fund already established, in accordance with RSA 36-A:5, III as authorized by RSA 79-A:25, II. **NOT RECOMMENDED BY TOWN COUNCIL (4-4)**"

G. Longfellow commented that Article # 21 should indicate, "No Recommendation" instead of "Not Recommended".

G. Longfellow moved to change the Council's vote on Article # 21 to indicate "**No Recommendation**" instead of "**Not Recommended**", subject to DRA rules. Motion seconded by S. Werksman.

D. Savoie stated that the rules are clear. Special warrant articles need to have a recommendation statement from the Council. She will discuss the matter with DRA.

Roll Call:

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|--------------|-----|-----------------------|-----|-----|------------------------------|
| P. Fitanides | No | G. Longfellow | Yes | | |
| J. Hyde | Yes | D. St. Pierre | No | | |
| M. Jolin | No | S. Werksman | Yes | | |
| P. Loiselle | Yes | Chairman M. DiBitetto | No | 4-4 | <u>Motion failed.</u> |

NEW BUSINESS:

Volunteers' Appreciation Night

G. Longfellow asked the Council's permission to spend more than \$1,500.00, which is the amount budgeted for Volunteers' Appreciation Night. He added it would be difficult to get down to that amount and have a sit-down dinner.

Other options were suggested. Discussion on the matter ensued.

Council consensus was to have a formal sit-down dinner and to approve expenditure of up to \$2,000.00.

The sub-committee was asked to present a more definitive figure for Volunteers' Appreciation Night.

Discussion on Ambulance Study

D. St. Pierre stated that currently, the Town is paying Tri-Town Ambulance for their services. Tri-Town Ambulance also charges per call and they keep the money. The Fire Department has enough money in their impact fees fund to purchase a brand new, fully equipped ambulance. They wouldn't be able to hire additional personnel for the ambulance this year as the budget is already set. This would create revenue for the Town.

Chief M. Williams: We will need 4 additional employees. This will give Hooksett a fully dedicated ambulance service. The employees would be crossed trained.

Discussion on the matter ensued.

Chairman M. DiBitetto: Does the ambulance function as a rescue vehicle? Right now, the Town is sending a Fire Engine to a fender bender. If the ambulance doubles as a rescue vehicle, we don't have to send a Fire Engine.

Chief Williams stated that a bigger ambulance is needed and has to be equipped with breathing apparatus.

Council consensus was to form a sub-committee. This matter would be discussed at the next meeting.

TOWN ADMINISTRATOR'S REPORT:

D. Jodoin informed the Council that the Building Inspector passed her Residential Building Inspector License. Note: This was one of the conditions on her employment.

PUBLIC INPUT:

The Budget Committee will be holding a public hearing on the 2006-2007 Budget tomorrow at the Council Chambers at 7:00 pm.

ADJOURNMENT:

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Evelyn F. Horn
Administrative Assistant

Philip Fitanides
Town Council Secretary