

**Official**

**HOOKSETT TOWN COUNCIL MEETING  
MINUTES  
FEBRUARY 15, 2007**

**CALL TO ORDER**

Chairman George Longfellow called the meeting to order at 6:00 pm

**ATTENDANCE**

Chairman George Longfellow, James Gorton, David Ross, Stuart Werksman, Paul Loiselle, Jason Hyde, Mike Jolin, and Patricia Rueppel, David Jodoin (Town Administrator)

**EXCUSED**

Michael DiBitetto

**BUSINESS**

Warrant Articles

**Article 4**

S. Piper, Assessing: Based on research done at the request of The Board of Assessors, the following recommendation was made with regard to the reval. I have talked with our Assessor and thinks the town can get by with just a Statistical. Todd Haywood (Town Assessor) would do the residential and Straub would be hired to do the Commercial and Industrial. Sansoucy would be contracted to do all of the Utilities. The total **estimated cost** would be \$150,000. Since the work will be done in increments, we could request \$50,000 this year and the balance in 2008. We currently have \$55,000 in the fund.

We are looking to change this warrant article tonight.

D. Jodoin suggested changing Article 8 from \$40,000 to \$50,000 and eliminating Article 4.

***S. Werksman motioned to eliminate Article 4 for a \$500,000 bond. Seconded by J. Gorton.***

**Roll Call**

James Gorton	Yes
Jason Hyde	Yes
Mike Jolin,	Yes
Paul Loiselle	Yes
David Ross	Yes
Patricia Rueppel	Yes
Stuart Werksman	Yes
Chairman George Longfellow	Yes

**Motion carried unanimously**

**Article 8**

***P. Loiselle motioned to change Article 8 from \$40,000 to 50,000. Seconded by P. Rueppel***

**Roll Call**

James Gorton	Yes
Jason Hyde	Yes

**Mike Jolin, Yes**  
**Paul Loiselle Yes**  
**David Ross Yes**  
**Patricia Rueppel Yes**  
**Stuart Werksman Yes**  
**Chairman George Longfellow Yes**  
**Motion carried unanimously**

#### **Article 10**

After having a conversation with the State Department of Revenue, this warrant article cannot be presented. You cannot withdraw funds from a Special Revenue Fund and transfer them to a Capital Reserve Fund.

***P. Rueppel motioned to remove Article 10. Seconded by D. Ross***  
**Roll Call**

**James Gorton Yes**  
**Jason Hyde Yes**  
**Mike Jolin Yes**  
**Paul Loiselle No**  
**David Ross Yes**  
**Patricia Rueppel Yes**  
**Stuart Werksman Yes**  
**Chairman George Longfellow Yes**

**8:1 motion carried**

#### **Article 11**

D. Jodoin needs more clarification from DRA

G. Longfellow: I question splitting the town into 3 towns.

J. Hyde: Once we hire a new town planner, can't the town planner do this?

C. Watson: I don't know of any planner in the State of NH that could do this work. You need a traffic study and you need to find the deficiencies in roadway intersections. G. Longfellow is correct that this is not a prerequisite for the expenditure of all funds in the impact fee for roadway development, but as the town grows, this account will attract the largest amount of money and it must be spent in the zone it is collected. I can think of areas that would require a bridge widening or some drainage work, but this would have to be work that is spurred by new development. I would like someone a lot smarter than I to tell me what needs to be done.

C. Watson: As part of the development of VHB, they divided the town into 3 zones. Depending on where the development takes place, that's the zone, the money must be expended.

J. Hyde: They have already set up the 3 zones. So the language is convoluted. It's just for roadway improvement study funds.

J. Duffy: The warrant has been amended and no longer says 3 zones.

J. Hyde: It still states zones. If you want people to pay for traffic studies, you should say that.

M. Jolin: We have 3 zones. This is to establish the deficiencies in the roadways so that we have a plan to funnel the money into the deficiencies in those zones.

C. Watson: These are deficiencies that result from an increase in growth.

D. Ross: What have we collected in impact fees?

J. Duffy: \$43,000

D. Ross: We are going to expend \$30,000 to gain \$43,000 it doesn't make sense.

J. Duffy: The developers are told the cost when the plan is approved but they don't pay until they finish the project and apply for a building permits. There is money out there that hasn't been collected such as CVS and some smaller projects on the bypass. There are at least 5-7 projects out there. If you don't do it this year, you definitely have to do it next year. You only have 6 years to spend it.

D. Ross: I want to show the taxpayers that we are being fiscally responsible. I would stand by removing this article for this year. This will ensure a short ballot, which is what the people want.

***D. Ross motioned to remove this article. P. Rueppel seconded***  
**Roll Call**

James Gorton	Yes
Jason Hyde	Yes
Mike Jolin,	No
Paul Loiselle	No
David Ross	Yes
Patricia Rueppel	Yes
Stuart Werksman	No
Chairman George Longfellow	Yes

**5:3 motion passed**

#### **Police Contract**

The final numbers for the Police Contract will be available on February 28<sup>th</sup>. D. Jodoin stated that he has not had a chance to finalize all the numbers yet, and wants time to review the final numbers with the Chief before moving forward.

#### **Article 12**

D. Ross stated that the Budget Committee expressed concerns the amount of this article.

***P. Loiselle motioned to increase Article 12 from \$20,000 to \$35,000. Seconded by D. Ross.***  
**Roll Call**

James Gorton	Yes
Jason Hyde	No
Mike Jolin,	No
Paul Loiselle	Yes
David Ross	Yes
Patricia Rueppel	No
Stuart Werksman	Yes
Chairman George Longfellow	Yes

**5:3 motion carries**

#### **Well Head Protection fund.**

They would like a six (6) month extension in order to complete the Well Head Protection Grant.

C. Watson: The Town has already authorized the project, which cost the taxpayer nothing. This is a Grant and the paperwork must be submitted to extend this for another six (6) months.

Town Council by consensus gave Chairman George Longfellow authorization to sign the extension.

**Cabela's**

J. Hyde: There should be no negotiations until they come in with a guarantee for that bond and it is presented to the Council.

D. Jodoin: So far Cabela's has paid \$5000 to come before the TRC Committee next week. They paid \$10,000 to the Sewer Department for the study to look at the lines on the bridge. The Council requested that they send \$50,000 so that the Town could hire legal to draft the guarantee. The \$50,000 was to be wired to the Town and placed in an account with the Treasurer.

P. Rueppel: There was some controversy that if this doesn't go through with the State that they want the money back. Do they understand they will get no money back?

D. Jodoin: There is no \$50,000 in any account at this point. The agreement should outline all stipulations.

D. Ross: We shouldn't take any money until we have an agreement. Exchange of money constitutes a contract. We did discuss this and the directive was that we get an official letter from them that states any money that passes through the town doesn't obligate us in any way. If they pull out or the State doesn't come through, we will not refund the money.

J. Hyde: Before we get into the negotiations, they need to give us the guarantee. T-Bill, or we hold the Note on the Property, something.

M. Jolin: We can't ask them for something until we know what we want. We need an attorney to craft this and that's why we said we need the \$50,000 to pay for those legal fees.

J. Hyde: We don't need an attorney to do that guarantee.

M. Jolin: Yes we do, I'm not going to put my name to this! That's what we requested the money for.

P. Rueppel: Are you going to bring in Megan Burke from Boston?

D. Jodoin: I have spoke to her and she stated that she try and attend the meeting on the 21<sup>st</sup>.

J. Gorton: Read from the Council minutes of 10/11/06 regarding the discussion of the \$50,000.

P. Loiselle: I want professional advice on this. We could have Bart craft a letter.

M. Jolin: You can't ironclad anything until you have a number. The eighteen million was a round number that we took to the voters. A bond or Treasury bond must be exact.

***D. Ross motion to formally request \$50,000 for potential legal cost to see what a guarantee looks like. This money will not in anyway be construed as an agreement.  
Seconded by P. Rueppel***

D. Jodoin: The \$50,000 was supposed to be wired before the meeting. The document should state that the money is to be used for bond structuring and negotiations. Should the project not go forward, the Town is no way obligated to refund the money spent on negotiations, only the money that has not been spent.

**Roll Call**

<b>James Gorton</b>	<b>Yes</b>
<b>Jason Hyde</b>	<b>Yes</b>
<b>Mike Jolin,</b>	<b>Yes</b>
<b>Paul Loiselle</b>	<b>Yes</b>
<b>David Ross</b>	<b>Yes</b>
<b>Patricia Rueppel</b>	<b>Yes</b>
<b>Stuart Werksman</b>	<b>Yes</b>
<b>Chairman George Longfellow</b>	<b>Yes</b>

**Unanimously in favor.**

**ADJOURNMENT**

The meeting was declared adjourned by the Chair at 7:00 pm.

Respectfully submitted,

Lee Ann Moynihan

Jason M. Hyde  
Town Council Secretary