

**Official**

**TOWN COUNCIL MINUTES  
Regular Meeting  
Wednesday, July 11, 2007**

**CALL TO ORDER:** Chairman G. Longfellow called the meeting to order at 6:30 pm.

**PRESENT:** David Dickson, William "Bill" Gahara, James Gorton, Jason Hyde, Paul Loiselle, David Ross, Patricia Rueppel, Stuart Werksman, Chairman George Longfellow, David Jodoin (Town Administrator)

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:**

June 27, 2007 – P. Rueppel moved to approve the June 27, 2007 minutes as presented. Motion seconded by S. Werksman. **Motion carried.** D. Dickson and W. Gahara abstained, not present at the meeting.

**PUBLIC INPUT:**

Harold Murray, 311 Hackett Hill Road: You were going to have a Cabela's workshop to bring the two new Councilors up to date. Do you have the date, time and location of that workshop?

Note: At the last meeting, the Council voted to schedule a workshop on July 18<sup>th</sup>.

P. Loiselle: There is a conflict so we have to re-schedule.

**P. Loiselle moved to cancel the special meeting on July 18<sup>th</sup>. Motion seconded by S. Werksman. Motion carried unanimously.**

D. Jodoin: Tentatively, I am looking at July 25<sup>th</sup> or 26<sup>th</sup>. I will be on vacation and will be back on Monday, July 23<sup>rd</sup>. We can schedule the workshop for July 25<sup>th</sup> and keep the agenda light.

Council consensus was to schedule the workshop on July 25<sup>th</sup>.

**NOMINATIONS/APPOINTMENTS:**

**Council Officers/Representatives Nominations & Appointments**

**Council Secretary**

S. Werksman nominated David Dickson to be the Secretary.

**David Dickson was appointed as Secretary of the Council unanimously.**

**Vice Chairman**

P. Loiselle nominated George Longfellow.

J. Hyde nominated Jim Gorton.

D. Ross and P. Rueppel urged Councilors to appoint Jim Gorton.

**Roll Call:**

D. Dickson	JG	G. Longfellow	JG
W. Gahara	GL	D. Ross	JG
J. Gorton	JG	P. Rueppel	JG
J. Hyde	JG	S. Werksman	GL
P. Loiselle	GL		

Jim Gorton – 6 votes     George Longfellow – 3 votes

**James Gorton was appointed as Vice Chairman.**

Chairman

S. Werksman nominated Paul Loiselle.

P. Rueppel nominated Jason Hyde.

P. Rueppel: We need new blood in this Council. Several months ago, I asked Paul to run. Things have changed. I can't divulge the questions I've been asking George for the last several weeks. I finally got an answer. I can't support Paul after that answer.

D. Ross: I will speak for Jason Hyde. The Chairman does not necessarily hold a special power. My concern was the time involved. Jason assured me he's willing to make the sacrifices necessary. He's shown a lot of heart in this Council.

J. Hyde: I didn't know I was going to do this until two or three weeks ago. I called George assuming he was running. I also called Paul, Stu and everybody else. I never received a call from Paul, not once. I think that said something. The reason I am running is because I think the Town needs someone young, new and could think outside of the box, who's willing to try new things, change things and follow the Charter. One thing I'd like to do, I'd like to set up green light, red light and yellow light. I will change the agenda. My integrity is above my politics and I will never allow politics to interfere with Town business. I don't take power that seriously. I wouldn't go to the Town Hall two to three days a week. It's not the Chairman's job. I think I'm the guy who could fix it. I'm tired of the old guard and the old school running things. There's no need for it.

S. Werksman: I have to talk for the old guard. We tend to forget what the old guard has done and what they know. I agree with Jason that the youngsters have a place but they should depend upon knowledge. Paul has the knowledge of the system. His integrity has been proven. He has been in on this Cabela's project all the way. He has the knowledge the others do not have and can't get by reading. He's been at the State House. The problem as I see it, I agree with J. Hyde that his integrity is beyond reproach but does he have the time to spend at the State House or in all meetings the Chairman must attend. I recommend Paul for those reasons.

P. Rueppel: I respectfully disagree with Mr. Werksman. It is the job of the Town Administrator and the people we hired to put this TIF together.

**Roll Call:**

D. Dickson	PL	G. Longfellow	PL
W. Gahara	PL	D. Ross	JH
J. Gorton	PL	P. Rueppel	JH
J. Hyde	JH	S. Werksman	PL
P. Loiselle	PL		

Paul Loiselle – 6 votes     Jason Hyde – 3 votes

**Paul Loiselle was appointed as Chairman.**

**Board Appointment**

Conservation Commission - Fill-in Alternate position, exp. 6/2009

Nominees: David Hess and Philip Fitanides

P. Fitanides: I would like to get re-appointed. I enjoyed my 3-year tenure on Conservation Commission.

**Roll Call:**

D. Dickson	DH	G. Longfellow	DH
------------	----	---------------	----

W. Gahara	DH	D. Ross	DH
J. Gorton	DH	P. Rueppel	PF
J. Hyde	PF	S. Werksman	PF
Chairman P. Loiselle		PF	

David Hess – 5 votes    Philip Fitanides – 4 votes

**David Hess was appointed.**

Heritage Commission - Fill-in Alternate position, exp. 6/2009

Nominees: Andrew Martino, David Boutin and Florence Nahikian

**Roll Call:**

D. Dickson	DB	G. Longfellow	DB
W. Gahara	DB	D. Ross	DB
J. Gorton	DB	P. Rueppel	FN
J. Hyde	DB	S. Werksman	DB
Chairman P. Loiselle	DB		

David Boutin – 8            Florence Nahikian - 1

**David Boutin was appointed.**

Council Representatives

**William Gahara was appointed to the Parks & Recreation Advisory Board.**

**David Dickson was appointed to the Board of Assessors.**

***D. Ross moved to abolish the Sign Committee. Motion seconded by S. Werksman. Roll call vote carried unanimously.***

Chairman P. Loiselle suggested hiring an outside firm to do a GPS survey and registering the boundaries with the State.

G. Longfellow moved to solicit an outside company to do a GPS survey to satisfy the perambulation issue. Seconded by P. Rueppel.

Discussion on the matter ensued.

The motion was tabled.

**Jason M. Hyde was appointed to the Budget Committee. David Dickson was appointed as an alternate.**

**Jason M. Hyde and David Ross were appointed to the Council Rules sub-committee.**

***P. Rueppel moved to eliminate the Facilities Subcommittee. Seconded by S. Werksman. Motion carried unanimously.***

Representative for the Union Negotiations will be appointed at a later date.

**SCHEDULED APPOINTMENTS:**

Hooksett Hurricanes re: Football Event

Thom DeVos, Pres. Hooksett Hurricanes/HYAA Football Commissioner: Mike Williams is with me. He is the Commissioner for concessions. We would like to hold a jamboree with 35 to 40 teams on Saturday August 18<sup>th</sup>. Last year, we hosted 65 teams. The number of teams was reduced because (1)

inconvenience to the Town, (2) inconvenience to the board member and (3) players did not get to play as much. We made arrangements with Cigna to use their parking lot. We hired buses to transport people between Cigna and Donati Park. People will have passes to park at Donati. Last year's jamboree went very well. It was held on 2 days, the second day got rained out. This year, it will only be for one day. We are working with the Highway Department and will meet with Police and Fire. Details will not be necessary.

Discussion on the matter ensued.

***S. Werksman moved to support the football event (Hurricanes Football Classics). Motion seconded by J. Gorton. Roll call vote carried unanimously.***

Cabela's

David Barnes (Devine, Millimet & Branch, Town Bond Counselor for Cabela's project): I would like to introduce and describe for you a new financing approach for the Cabela's project and advise you with my initial analysis of the proposal. For a background, the voters approved an \$18 million dollar TIF District for public infrastructure improvement to be financed with bonds, which under NH law are general obligation bonds. The bonds need to be paid with interest, whether the TIF District generated tax revenue or not. The vote was conditioned on a firm guaranty that under no circumstances will the Town be liable for payment on the bond if the project fails. Several weeks ago, I was contacted by FELDCO. They have been working with a similar Cabela's project at Scarborough, ME. They are proposing an alternative method of providing financing. I am not here to advocate for them. I am here to look out for the Town's best interest. I don't want it to appear that I am acting on their behalf.

Gene Beaudoin, Feldco Development: We have been working with Cabela's at Scarborough, ME for the last two years. The official groundbreaking is next Tuesday. The site will open in May, 2008 along with the stores around it and the restaurant. A few months ago, we talked to Ed Eckman of Cabela's and he asked if we would come over to Hooksett to take a look at the project. He also asked for us to consider trying to develop the properties around the Cabela's store and have all the surrounding development open at the same time as Cabela's. We thought that would not be possible. Instead, we are proposing to use the same model we used with Scarborough successfully where we become the developer and the landlord for Cabela's. That's what we are proposing tonight. We will be the landlord, we will build the store and Cabela's will be our long-term tenant.

Barry Feldman, Feldco Development: Unlike the general obligation bond, which would leave the Town exposed for its repayment if the tax revenue generated from the TIF District is not enough, our model that was put in place in Scarborough will be called a revenue TIF. The Town would enter into an agreement with us whereby only the tax revenue generated from the development would be utilized in a private resource funding of the project. Once our project is built, and is initially taxed, and we paid our tax revenues into the Town, the Town would enter into a long-term arrangement with us whereby, it would return to us the incremental taxes that we would have created that right now do not exist. We would take those incremental tax revenues along with the rentals from Cabela's and other retail stores and go out to the private financing market and raise all the money necessary to meet all of the public requirements of the development without the Town having to do that through the general obligation bond. In that way, the Town other than a very small \$2 million dollar bond, would not have this large financial exposure. Instead of being on the hook for \$18 million, it's on the hook for only \$2 million. Furthermore, Miami & Pierce agreed to back up that bond with a letter of credit. Other than that \$2 million bond, the Town would only be giving back to us the tax revenues that we would pay to the Town and we would use those to privately finance all the infrastructure needed. That's the general concept of how it would work.

David Barnes explained the financing further.

D. Barnes: Instead of having an \$18 million general obligation bond, \$16 million would be financed privately with the developer as the borrower and the Town will have a \$2 million bond. The developer will use the rental money from Cabela's and other retail stores and the tax revenue generated. The specifics of the agreement could be negotiated. The Town will need to hold a special vote.

Discussion on the matter ensued.

Chairman P. Loiselle: We need some documentation, a written proposal that states what we can anticipate. Something tangible that we could review, other than just a verbal presentation.

P. Rueppel: I'd like to add to that, I'd like to have the financial background of this company.

D. Barnes recommended holding a Special Meeting to make it very clear to the voters. There is no need for the Superior Court to approve the Special Meeting as the Town will not be asking for a special appropriation. The voters will be asked to change the funding mechanism for the \$18 million.

**OLD BUSINESS:**

Town Report Cover

Council consensus was to feature the bridges on the Town Report cover.

Sewer Study

The Council was provided with the sewer study.

J. Gorton: The sewer study did not mention anything about projected expenses for the improvements necessary to accomplish the project.

D. Jodoin: The sewer study included a rough estimate of the project.

J. Gorton would meet with the Sewer Department Superintendent, Bruce Kudrick to get the details of the study and will report back to the Council.

The Council discussed the need to change the TIF boundaries relative to the sewer improvements.

Council consensus was to add the TIF boundaries and the TIF committee on the August 8 agenda.

Cinemagic Easement

Chairman P. Loiselle asked for an update on the status of the easement issue brought up at the last meeting.

D. Ross: They appear to be trying to comply with the wishes of the neighborhood.

D. Jodoin: Mr. Piaseczny is putting a chain link fence in his property to prohibit people from crossing.

D. Ross would monitor the progress.

**NEW BUSINESS:**

Special Election for the State Representative

Mr. David Boutin was voted as the State Representative.

S. Werksman thanked Mr. Michael Sorel for providing electric fans at the voting polls for the volunteers. He also thanked Dale Hemeon and the Highway Department crew for assisting with setting up the Cawley Middle School gym during elections.

Town Council Meeting Schedule (Attached)

***P. Rueppel moved to cancel the Dec. 26<sup>th</sup> meeting and have the meetings in December on the 5<sup>th</sup> and the 12<sup>th</sup>. S. Werksman seconded. Motion carried unanimously.***

***G. Longfellow moved to cancel the Nov. 21<sup>st</sup> meeting and change it to the 14<sup>th</sup>. Motion seconded by J. Gorton. Motion carried unanimously.***

Edgewater Drive

J. Hyde brought to the Council's attention some issues on Edgewater Drive. The top of the hill is very narrow. It's creating a hazard. He suggested installing "Slow Children", "No Parking" and "Dead End" signs.

H. Murray: I've been working that area all this week. I've talked to the Hooksett and Bow Police Department about it. I would request that nobody does anything for at least another week.

The Town Administrator will speak to the Highway Manager regarding the signs.

**TOWN ADMINISTRATOR'S REPORT:**

D. Jodoin reported on the following:

1. Connector Road – The traffic signals are still on sensors and the State will not change them until all the work is done on Route 3. Any issue at this point belongs to the contractor.
2. There will be a conference on "Right-to-Know Law in the Electronic Age" on July 24<sup>th</sup>, 5:30 pm.

The Town Administrator will organize for someone from LGC to come and speak to the Council regarding the subject.

3. He asked the Council how they wish to set-up e-mail.

Council consensus was to set-up e-mail account for each Councilor on the Town webpage, with a password.

4. He presented the Town e-mail spam report. The Town's account gets hit with at least 10,000 pieces of e-mail spam on a weekly basis. This issue will be addressed as the Personnel Plan is reviewed.
5. He presented the proposed job description and pay scale for the new Administration (Floater) position. He asked for the Council to approve.

***G. Longfellow moved to accept the pay scale and the job description. Seconded by S. Werksman.***

J. Hyde suggested adding "*other duties as assigned*".

**Roll call vote carried unanimously.**

6. He updated the Council on the work in progress at the Village school. The Architect is working on the bid spec for the windows. The voice and data cables are being installed by the SNHU. They will have a couple hundred hours. The building is being power washed to get the graffiti off. Lighting Retrofit will start installing the energy efficient lighting on Monday, July 23<sup>rd</sup>.
7. Renovations at the District Court for the Child Services Division will start on Thursday, July 26<sup>th</sup>. The Town Administrator will monitor the project. Police and Fire will have to be notified as construction will go on through the night.

**PUBLIC INPUT:**

David Hess: I apologize for not being here before the vote (for the conservation commission) was taken. I want to thank you for the vote of confidence.

H. Murray thanked the new Councilors (D. Dickson and W. Gahara) for shouldering the burdens of the Town.

**NON-PUBLIC SESSION:**

**G. Longfellow moved at 9:14 pm to enter into non-public session under RSA 91-A:3 II.(e)**

*“Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the body or agency or any subdivision thereof, or against any member thereof because of his membership in such body or agency, until the claim or litigation has been fully adjudicated or otherwise settled.”*

**Motion seconded by S. Werksman. Roll call vote carried unanimously.**

D. Jodoin recused himself from the non-public session.

The Council discussed the request for Termination Appeal Public Hearings for former employees, Michelle Bonsteel and Sandy Piper.

**J. Gorton moved to hold public hearings for Michelle Bonsteel and Sandy Piper on Wednesday, July 18<sup>th</sup> at 7:00 pm at the Hooksett Public Library. Roll call vote carried (7-2).**

**D. Ross moved to extend the meeting until 9:45 pm. Motion seconded by G. Longfellow. Motion carried unanimously.**

**P. Rueppel moved at 9:41 pm to exit non-public session. Motion seconded by G. Longfellow. Roll call vote carried unanimously.**

**J. Hyde moved to divulge the minutes of the non-public session. Motion seconded by G. Longfellow. Roll call vote carried unanimously.**

**ADJOURNMENT:**

**W. Gahara moved to adjourn at 9:44 pm. Motion seconded by D. Ross. Motion carried.**

Respectfully submitted,

Evelyn F. Horn  
Administrative Assistant

David F. Dickson  
Town Council Secretary