

**OFFICIAL**

**TOWN COUNCIL MINUTES  
REGULAR MEETING  
Wednesday, August 8, 2007**

**CALL TO ORDER:** Chairman Loiselle called the meeting to order at 7:04 pm.

**ROLL CALL:** B. Gahara, D. Dickson, J. Gorton, S. Werksman, P. Loiselle, D. Ross, G. Longfellow, P. Rueppel, Town Administrator D. Jodoin

**EXCUSED:** J. Hyde

**APPROVAL OF MINUTES**

July 18, 2007 - ***G. Longfellow motioned approve the minutes of July 18, 2007. Seconded by S. Werksman. Vote unanimously in favor. Abstain – P. Rueppel, D. Dickson, B. Gahara***

July 25, 2007 - G. Longfellow motioned to approve the minutes of July 25, 2007. Seconded by S. Werksman.

***Correction pg 6: 170 sq. ft should be 170,000 sq ft and 300 sq ft should be 300,000 sq ft and 60 sq ft should be 60,000 sq ft.***

***Vote unanimously in favor.***

August 1, 2007 - ***D. Ross motioned to approve the minutes of August 1, 2007. Seconded by G. Longfellow. Vote unanimously in favor. Abstain – D. Dickson***

**PUBLIC INPUT:**

No comment

**NOMINATIONS/APPOINTMENTS**

J. Gorton stated that the Sewer Commission would like a Council rep assigned to their committee. (Meet every other Thursday at 1:00 pm)  
Anyone interested should make their interest known at the next meeting.

G. Longfellow: We have been trying for a year to get rid of the Appeal's Board. The ZBA is qualified to cover that if necessary. We need a legal opinion on this matter.  
Town Administrator to get Legal Counsel input.

**SCHEDULED APPOINTMENTS**

Public Hearing re: Acceptance of Natural Resources Conservation Services Grant & Donation from Shaw's per RSA 31:95-b

**Open Public Hearing at 7:08 p.m.**

Notice read into the record by Chairman Loiselle

No comment

**Close Public Hearing at 7:10 p.m.**

**G. Longfellow motioned to accept \$2000 from Albertson in accordance with RSA 31:95b. Seconded by J. Gorton.  
Roll Call vote unanimously in favor.**

**G. Longfellow motioned to accept \$42949.50 from NRCS (Natural Resources Conservation Services) in accordance with RSA 31:95b. Seconded by S. Werksman.**

D. Jodoin: This was the Ahlquist property that destroyed by the flood during the flood.

**Roll Call vote unanimously in favor.**

#### **Old Home Day Committee**

Nancy Van Scoy, Chairman of the Old Home Day Committee

I am here to address an issue of political candidates being in the parade and at the festivities.

A Presidential Candidate has come forward and requested to be a part of the activities. We met with Chief Agrafiotis, Chief Williams, and Mr. Jodoin to discuss the concerns.

The Old Home Day Committee's concerns are:

- 1) Safety - Will we need crowd control and is there appropriate staff available to handle it.
- 2) There would need to be barricades.
- 3) This has the potential of slowing down the parade.
- 4) Cost was a major concern.

S. Werksman: I am in favor of keeping this a family affair. This is no place for politics. It will be a mess. We are asking for problems.

D. Ross: In Belmont, Old Home Day was a good time. Presidential candidates should not be part of it. Only local candidates should be welcome.

D. Jodoin: If a resident wanted to march in the parade and hand out brochures that should be ok. But if you let one Presidential candidate in, you must let them all in and then the security becomes a major issue along with cost and do we have enough Police and Fire personnel to cover.

D. Ross: The press becomes an issue as well.

P. Rueppel: I agree with Stu Werksman, do not let any in. If you allow the Presidential candidates, you get the press and they are rude.

B. Gahara: I was in Manchester when Hillary and Bill Clinton were there and it was a zoo. There were a lot of protestors. You'd be taken on a large expense.

G. Longfellow: The parade is one thing, but are you going to screen them from the field?

Nancy Van Scoy: They are welcome on the field. It is a public event.

J. Gorton: The Old Homes Day mission should be enforced.

Mission read into the record by Chairman Loiselle.

**S. Werksman motioned to support the Old Home's Day Committee's authority to allow/disallow any political candidate/and or cause to participate in any activity. Seconded by P. Rueppel.  
Vote unanimously in favor.**

**Cemetery Commission**

T. Paquette presented 4 quotes of the fence to be erected at Heads Cemetery.

Touchstone Fence – \$10,905

They will do pressure treated but at a 4 x 4 post warps, a 5 x 5 is better. Normally places 2 feet in the ground. 90 man-hours are included. It will be \$65 for every additional hour

Master Link - \$10,905

Blue Ribbon – \$9,787.50

Oak post will be \$5000 more. He mentioned that and with cedar rails, it will be two different colors. If you use hard wood they will turn a cedar gray in matching color. He will stain the two feet of post for free. Gravel is included. He is still below the other quotes.

Blue Ribbon seems to be most accommodating. The material should last 20 to 25 years. He would be willing to get the wood from Maine, Canada or RI.

American Fence did not respond.

***J. Gorton authorized the Cemetery Commission to enter into a contract with Blue Ribbon for \$9787.50. With the first \$5500 to be paid by the Cemetery Fund and the remaining balance to be paid by the Town. Seconded by B. Gahara.***

***Roll Call vote unanimously in favor.***

K. Northrup asked if the fence could be painted white. The Cemetery is formal and a weathered fence is more fitting to a Pasteur. The historical reference from 1967 shows it as white.

T. Paquette stated that a white painted fence would have to be kept up every 5 years. For the last 20 years, it has been natural.

The Council decided to leave it as naturally weathered.

**OLD BUSINESS**

**Inventory Forms**

P. Loiselle: Although the information from the Inventory Form is controversial it is of great benefit to the school system.

***G. Longfellow motioned to continue the inventory system. Seconded by P. Rueppel.***

D. Jodoin: For the most part, the forms are being filled out for the right reasons, and they are filled out accurately. The concern is that people felt it was an invasion of their privacy with children's names and dates.

J. Gorton: What do other towns do?

D. Jodoin: They use the Federal Census.

D. Ross: I recommend that only the month and year for the children are included and the complete date of birth be omitted.

G. Longfellow: I think we should leave this form as is.

***Roll Call***

<b>P. Loiselle</b>	<b>Y</b>
<b>J. Gorton</b>	<b>N</b>
<b>D. Dickson</b>	<b>Y</b>
<b>D. Ross</b>	<b>N</b>

**G. Longfellow** Y  
**P. Rueppel** Y  
**S. Werksman** Y  
**J. Hyde** Absent  
**B. Gahara** Y  
**6:2 MOTION CARRIES**

### **Merit Review System**

D. Jodoin: It is hard to keep things consistent with other departments. Each Department does things a little differently because some are separate from the Town. Sewer still gives out a 2% COLA in July and another increase based on their evaluation on their anniversary date. Police and Fire union personnel received their pay increases on July 1<sup>st</sup> per the contract. Police non-union personnel received a 4% increase July 1<sup>st</sup> and their increases are not tied to their evaluations. They are evaluated on their anniversary date and if they do not score well, the Department takes whatever action is necessary.

You would have to review everyone now and backdate it to July 1<sup>st</sup>. Next year you could have all department heads do all their reviews in April and be ready to institute by July 1<sup>st</sup>. There will be a catch up one way or the other. I want some discussion on this before changing the Personnel Plan. The Budget Committee didn't was pretty adamant that they no longer wanted a cola, but rather wanted increases tied to the employees evaluation. The Warrant Article was written and stated a 3.5% merit pool. Under the current system, those who were hired in July or August would get their increase earlier than someone who was hired in June.

D. Ross: People will still be getting a raise. How many people are we talking about?

D. Jodoin: There are many.

P. Loiselle: A cost of living is a real thing.

D. Jodoin: The comments were those with later anniversary dates won't get as much. That is why we want everyone to do the evaluations now to make it equitable. I want it to be based on an annual time rather than on an anniversary date.

D. Dickson: You can pro rate for the year and get everyone on track for July 1, 2008

The Council agreed with this by consensus.

### **NEW BUSINESS**

#### **TIF District Committee**

D. Jodoin: Everyone received the draft Warrant Article for the TIF District. It also went to DRA. This came from Barbara Robinson from DRA. (letter read into the record)  
The goal is to sit down with David Barnes and DRA to make this more simplistic. I asked DRA why we couldn't go forward with the 2 million dollar bond. They said it would have to go back to the voters because it changes the intent from an \$18 million General Obligation Bond, to a \$2 million General Obligation and A \$16 million dollar bond with private investors.

P. Loiselle questioned the need for a warrant article. It is still needed for an \$18 million dollar TIF district.

D. Jodoin: Attorney Barnes is agreeing with DRA and saying the Town should proceed with a new warrant article.

P. Loiselle: Can we have two articles, one for \$2 million and one for \$16 million?

D. Jodoin: You don't want people to think there will be another \$18 million raised. They need to understand that this is just an article to clarify the change of funding. There will be \$2 million and another \$16 million through a private corporation, Feldco.

B. Gahara: What if hypothetically it doesn't pass? Are we potentially opening the door for confusion and blockage?

D. Jodoin: Technically, you still have the authority for the \$18 million dollar bond General Obligation Bond.

P. Loiselle: We potentially need a third article for the Sewer if these articles fail, since they still will need the Sewer.

Attorney Barnes will return on August 13<sup>th</sup> and D. Jodoin will schedule a meeting with DRA at that time.

J. Gorton: I recall Attorney Barnes was reluctant to change any TIF boundaries, yet in the memo from Mr. Jodoin, we allowed Mr. Watson to make the boundaries. Then there is a statement that within the first 5 years, the boundaries of the TIF can be shifted. Under RSA 162, we have the authority of changing that district. I think we should reduce the boundaries. If you look at the latest version of the FELDCO map, there is more acreage included than the 54 acres plus the hotel. That money should go directly to the town. We should reduce from 154 plus acres to 54 acres plus the acreage of Miami Pierce.

D. Ross: This should be done prior to any agreement with Cabelas. NO bonds have been issued yet. This is the time to redraw these lines. This needs to get on the agenda. Lets get the input from the people in the town who want parcels removed and make the changes.

J. Gorton: The question was asked if they were projecting the entire 154 acreage for their proposal and they said they were only including the 54 acres and the Pierce piece.

**TIF district boundaries will be done at the next schedule Council meeting.**

## **TOWN ADMINISTRATOR'S REPORT**

We are approaching Budget Season. I think it would be beneficial to bring in the Budget Chair and get on the same page and decide on a target.

G. Longfellow: I think the Budget starts at the Council. The Budget Committee doesn't understand what cost will come forward. The estimated budgets come from the departments and then it is widdled down. I've never seen a Budget Committee put money back into a budget like they did this year.

J. Gorton: I think the more openness and communication we can have with the committees, the better.

P. Loiselle: I think we need to bring a percentage forward and then have a dialogue.

G. Longfellow: A statement from this Council should not be for a zero budget, but a level tax base. We can maintain the same tax rate but have an increase in the budget. It is a goal.

P. Rueppel: I would like to establish two meetings a year with all boards and departments in town to network.

S. Werksman asked what D. Jodoin is doing with regard to Assessing. I looked at the report that was prepared in 2001 and then in 2007 and no advance has been made. 2007 is worse than 2001. Everything suggested, nothing was done. One thing that was noticeable is that there are things done by people and not noted in their personnel record. I don't want this report filed and nothing done. There are a lot of mistakes because we don't have the proper programs or systems in place.

Second, it is time we be done with the Rowing Club. We should get that done, meanwhile they are paying for property in Pembroke and we are here not realizing anything on the property. D. Jodoin stated that he is coordinating meeting dates with the club now to finalize the agreement and that they are still paying property taxes.

I would like to know who is the contact person for reserving the conference room at the Safety Center. D. Jodoin stated that I have never reserved that room for anyone in the past, I don't even have a key to the building.

#### **SUB-COMMITTEE REPORTS**

J. Gorton: I had a meeting with Sid Baines and Bruce Kudrick:  
It was recommended that the Sewer Department be invited to the Council meeting to discuss future capacity issues as a result of the development being proposed.

**P. Loiselle suggested the Sewer Department be invited to the next Council meeting.**

#### **NON-PUBLIC SESSION 8:30 p.m.**

***S. Werksman motioned to enter into non-public session in accordance with RSA 91-A:3 II c, J. Gorton seconded.***

#### **Roll Call**

<b>P. Loiselle</b>	<b>Y</b>
<b>J. Gorton</b>	<b>Y</b>
<b>D. Dickson</b>	<b>Y</b>
<b>D. Ross</b>	<b>Y</b>
<b>G. Longfellow</b>	<b>Y</b>
<b>P. Rueppel</b>	<b>Y</b>
<b>S. Werksman</b>	<b>Y</b>
<b>J. Hyde</b>	<b>Absent</b>
<b>B. Gahara</b>	<b>Y</b>

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

**P. Rueppel moved at 8:41 pm to exit non-public session, seconded by J. Gorton. Roll call vote carried unanimously.**

The Council made a statement that they voted not to divulge the minutes of the non-public session.

#### **ADJOURNMENT**

The meeting was adjourned by the Chair at 9:00 p.m.

Respectfully submitted,

Lee Ann Moynihan

David F. Dickson  
Town Council Secretary