

Official

TOWN COUNCIL AGENDA Regular Meeting Wednesday, September 5, 2007

CALL TO ORDER: Chairman P. Loiselle called the meeting to order at 6:30 pm.

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

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES:

August 22, 2007 – G. Longfellow moved to approve the August 22, 2007 minutes as amended. Motion seconded by S. Werksman. Motion carried.

PUBLIC INPUT:

Mary Farwell, Library Trustee: I'm here on behalf of the Library to update you on where we stand on the easement issue.

A letter (attached) sent by the Trustees to the Town Attorney, Bart Mayer regarding the Library sign easement was read into the record.

M. Farwell: There's still an issue with the Library sign. Mike Sorel took a picture of the sign today and the sign was down. We had a meeting with Feldco and the two individuals who attended the meeting said they had no idea how to find the library. Contractually, 3A Development is obligated to provide an acceptable sign.

D. Jodoin: Will you propose having them pay for it and the trustee picking out the sign?

M. Farwell: Yes, we will.

D. Ross: I consider this a slap in the face of the Library and the Town, in general that the developer is not spending the money necessary for an appropriate sign. I intend to make a motion that we draft a strongly worded letter to the developer.

Discussion on the matter ensued.

Council consensus was to draft two letters to 3A Development addressing the temporary and permanent signs for the Library.

M. Farwell informed the Council that Feldco made a presentation on what they are trying to accomplish. Feldco was invited to put up a display of materials at the Library for the public to view and they were also offered to use the Library for any informational hearings necessary.

She also thanked Mr. Mike Sorel for all his help and hard work in trying to resolve the easement issue.

Peter Farwell, 24 Grant Drive: I welcome the new board members. I'm back in my yearly crusade for public access. Public Access is a great tool to disburse information. We're getting

about \$50,000 for franchise fees. I ask that you consider setting up a sub-committee to look into the matter. It may be time for us to consider it again.

D. Ross: We have the money collected from franchise fees. I'd be happy to make a motion to purchase a camera equipment. We can ask for volunteers to run the camera and have Channel 16 air it. It won't cost anything other than the cost of equipment. We can get three bids for the camera.

Council consensus was to discuss the matter at the next meeting.

SCHEDULED APPOINTMENTS:

Public Hearing, re: Revised TIF District Boundaries (attached)

The hearing opened at 7:05 pm.

Properties to the west of I-93 as well as some properties on Route 3A were eliminated from the previous TIF District.

Jo Ann Duffy, Town Planner: Could you explain why you decided to reduce the TIF District?

It was necessary to revise the TIF District boundaries due to sewer capacity issues. The Council also felt that the area would attract more developers with Cabela's in the TIF District.

J. Duffy: I'm concerned that you are limiting yourself by reducing the boundaries. People in Town have been skeptical about the Cabela's project to begin with. To go back and forth with the boundaries would only confuse the voters. If the new TIF District is voted down, is the old district still in effect?

Council: Yes, the old district would still be in effect.

Joanne McHugh, School Board: How would this affect the school's adequacy funding? Previously, with Exit 10 we lost \$159,000 of state aid because the tax base increased. Does Hooksett become a donor town?

D. Dickson: I believe either David Barnes (Town Attorney) or Marc Hughes (TIF Advisor) is working on the numbers, which will show all those figures.

D. Ross: We can't sign anything until all the numbers are presented. And the Town's TIF advisors will quantify those numbers.

D. Jodoin: In addition to commercial, they also take into consideration the increase in residential properties. You're probably looking at between \$125,000-\$150,000 less in state aid.

Chairman P. Loiselle: The school received less in state aid because the tax base went up. On the other side of the scale, we made \$700,000 for the general fund.

J. McHugh: That's true but we still have to pay more in the statewide property tax towards education.

Chairman P. Loiselle: This time the school board will know upfront.

P. Rueppel: I want everyone to be comfortable. There are a lot of people involved in this TIF project where it was a one-man show with Exit 10.

G. Longfellow: What if the sewer line is discontinued going north and goes south crossing the river?

D. Ross: The TIF District has to be continuous and connected. You cannot cross the river unless there is a bridge there that the Town owns. The State owns the river.

D. Jodoin: I think they are talking about crossing the river, west of I-93 for future expansion.

J. Gorton: I'd like to comment on why the district was reduced. I personally was in favor of reducing the district to get 30 to 35 town-owned acres for future wellhead areas.

The hearing closed at 7:30 pm.

The Council would vote on the matter at the next meeting (September 26th).

Economic Development Committee

Bill Sirak, Chair presented eight names to be considered for the committee. The committee would act as an informal advisory committee under the jurisdiction of the Council. Members will not have specific terms and will include the Chair or member of the Council, the Town Administrator and the Town Planner.

B. Sirak: They are all residents of the Town of Hooksett. Our original intent was to appoint six out of eight nominated. In talking with the Council Chair, he suggested appointing all eight. I have no problem with that.

Chairman P. Loiselle: I'd recommend appointing all eight individuals with Bill Sirak as Chair.

P. Rueppel: Thank you for all your work, Bill. I'm sure everyone read the article on the Sunday Union Leader about the development going on in Manchester. Let's work in conjunction with Manchester.

G. Longfellow nominated the slate (Tom Barret, Allison Chandonette, Craig Ahlquist, Robert Coralino, Alden Beauchamin, Steve Korzyniowski & Fred Bishop) as presented.

J. Gorton pointed out that one of the individuals on the list is not a resident of Hooksett.

Discussion ensued.

G. Longfellow moved to waive the rules of waiting period between nomination and appointment. Motion seconded by S. Werksman.

Roll Call:

D. Dickson	Yes	D. Ross	No		
W. Gahara	Yes	P. Rueppel	Yes		
J. Gorton	No	S. Werksman	Yes		
J. Hyde	No	Chairman P. Loiselle	Yes	6-3	<u>Motion carried.</u>
G. Longfellow	Yes				

G. Longfellow moved to appoint the slate. Motion seconded by S. Werksman.

J. Hyde: I would suggest taking these names under advisement and advertise the positions in the paper.

S. Werksman: It's very difficult to get volunteers of this caliber. I think it's an impressive list. We've always had troubles getting volunteers to fill spaces on the boards.

P. Rueppel: I respectfully disagree with Jason. I'd like to appoint these people.

Roll call vote to appoint the slate:

D. Dickson	Yes	D. Ross	Yes		
W. Gahara	Yes	P. Rueppel	Yes		
J. Gorton	Yes	S. Werksman	Yes		
J. Hyde	No	Chairman P. Loiselle	Yes	8-1	<u>Motion carried.</u>
G. Longfellow	Yes				

Public Water System Emergency and Mutual Aid Interconnection Study

Jack Munn, SNHPC: We have an opportunity to seek an emergency interconnection study grant in the amount of \$15,000 for the Town of Hooksett. SNHPC will hire an engineer to conduct a feasibility study on the emergency interconnection study. I have two letters of support from the Central Water Precinct and the Village Water Precinct recommending to proceed with the study. There are no matching funds required.

Chairman P. Loiselle: This is in the event of a natural or man-made disaster.

G. Longfellow moved to proceed with the grant application for the study. Motion seconded by D. Ross. Roll call vote carried unanimously.

OLD BUSINESS:

Cabela's Warrant Article

The Town Administrator presented the proposed warrant article. The Town's Bond Counsel, David Barnes attempted to draft the warrant article in a condensed form. The original warrant article was too wordy that it was difficult to understand.

The Budget Committee is supportive of the idea of the \$16 million being private funded as opposed to a general obligation bond.

The Warrant Article states that the Town would pay the Developer monthly payments. David Barnes, Town's Bond Attorney explained, through an e-mail to the Town Administrator, that the financial arrangement with Feldco requires for Feldco to make a monthly payments to their private lender. As a result, Feldco would be making a monthly payments to the Town on account of its taxes and in return will ask the Town to make monthly payments to Feldco, which in turn passes it to its lender.

D. Jodoin further explained that under the state statute, anyone could prepay the property taxes. This is basically what Feldco would be doing. They would have an assessed value on the property amortized over 12 months and pay the amount on a monthly basis. The Town would reimburse that amount back to them as part of the TIF payment.

There was a discussion as to how the warrant article was worded.

Council consensus was to change the first paragraph to state, ***"To see if the Town will authorize the Town Council to negotiate and enter an arrangement with the NE Expedition Hooksett, LLC..."***

Chairman P. Loiselle: The original proposal was for a 135,000 sq ft facility. We've heard talks about a 150,000 sq ft facility when in actuality it is 135,000.

D. Jodoin: They have presented projections based on 150,000 sq ft with \$55 million assessed value. Since then, they changed it to 135,000 sq ft for the Hooksett site to stagger their facilities. They are re-running the numbers. I'm in the process of calling other Cabela's around the area with similar square footage to find out what their assessed values are. I would be meeting with the Assessor, Feldco, and TF Moran to see what the estimated assessed value would be.

D. Ross moved to accept the warrant article as amended (attached). Motion seconded by J. Gorton.

J. Hyde: Does it need to be clearly spelled out that the monthly payments to the Developer would cease after 20 years?

D. Jodoin: Yes. You want people to understand that that was the original agreement with the \$18 million, no more than 20 years. We probably won't see any tax dollars until year 18. Copies of the original warrant article would be posted alongside the new one. When this gets posted, it'll be up to Feldco to start the process of public information. They already met with the Library Trustees. They will be meeting with the Hooksett-ites, Kiwanis Club, etc.

Roll call vote to accept the warrant article as amended carried unanimously.

NEW BUSINESS:

Village School

P. Rueppel motioned for the Council to tour the Village School on October 10th from 7-8 pm and keep the appointments clear. Motion seconded by S. Werksman. Roll call vote carried unanimously.

Old Home Day Committee

The Old Home Day Committee is asking for approval to use the Town Seal on their banner for the parade.

D. Ross moved to allow the OHD committee to use the Town Seal for the parade. Motion seconded by S. Werksman. Motion carried unanimously.

2008-2009 Budget

J. Hyde moved to direct the Town Administrator and the Department Heads to work towards a zero increase budget for the coming fiscal year. Motion seconded by P. Rueppel.

J. Hyde: You always aim high. If we don't make it, at least we tried. Set a high goal and you try to achieve it. If you miss, you'll get further than you would have if you set a lower goal. I'm on the budget committee so I'll try real hard. It needs to come from us. Find a way to get it done.

P. Rueppel: You can go back to the Budget Committee and try to get the same pledge from them. They were the ones who increased the budget last year.

G. Longfellow: When I was working for Johnson & Johnson, they came up with this plan, zero defects. It failed miserably. This Council voted for a zero increase budget last year. We have the responsibility to tear apart the Police and Communication budget. We failed miserably. We let them run with whatever they had. This year, I would hope that the Council would have a meeting just to analyze the Police and Communications budget because David (Town Administrator) does not do that.

J. Hyde: When we decided to have a zero increase budget last year, every department worked towards that goal, save for the Police Department. They increased their budget. My point is, if you allow people complete free reign, they are going to ask for the sky.

D. Dickson: Are you concerned they won't take it seriously?

W. Gahara: I'm held to a budget at work. I agree that we have to give them a number to hit. It gives them something to work for.

Discussion on the matter ensued.

D. Ross moved to table the issue until next meeting. Motion seconded by J. Gorton.

TOWN ADMINISTRATOR'S REPORT:

1. The Town Administrator contacted the City of Manchester regarding the perambulation. He is waiting to hear from the city surveyor Martin Micchio to start the process.
2. A Parks & Recreation Department truck was involved in an accident. The insurance bill came in for \$21,000 for all damages to the pick-up truck, trailer and two mowers. Three pick up trucks were previously ordered and will be delivered sometime in October/November. They are using the Highway Manager's personal trailer and smaller mowers. The two employees in the accident were out for a couple of days. The other driver did not have insurance.

SUB-COMMITTEE REPORTS:

Building Code Board of Appeals

There were some discussions as to whether the Building Code Board of Appeals should be abolished.

G. Longfellow: The Town is under the International Code. The Council could eliminate the Board of Appeals and ZBA could hear the appeals, if needed.

D. Jodoin: Under RSA 673:1, V, *"Every building code adopted by a local legislative body shall include provisions for the establishment of the position of a building inspector, who shall issue building permits, and for the establishment of a building code board of appeals. If no provision is made to establish a separate building code board of appeals, the ordinance shall designate the zoning board of adjustment to act as the building code board of appeals. If there is no zoning board of adjustment, the board of selectmen shall serve as the building code board of appeals."*

G. Longfellow moved to eliminate the Building Code Board of Appeals and switch the responsibilities over to the ZBA. Motion seconded by J. Hyde. Roll call vote carried unanimously.

Sewer Commission

There will be a Sewer Commission meeting tomorrow at 10:00 am. TF Moran will be making a presentation. The Chair is planning on attending.

NON-PUBLIC SESSION

S. Werksman moved at 9:10 pm to enter into a 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 G. Longfellow. Roll call vote carried unanimously.

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

P. Rueppel moved at 9:43 pm to exit the non-public session. Motion seconded by J. Hyde. Roll call vote carried unanimously.

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

ADJOURNMENT:

P. Rueppel moved to adjourn at 9:45 pm. Motion seconded by W. Gahara. Motion carried unanimously.

Respectfully submitted,

Evelyn F. Horn
Administrative Assistant

David F. Dickson
Town Council Secretary