

## Official

### **TOWN COUNCIL MINUTES Regular Meeting Wednesday, September 26, 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:**

**September 5, 2007 – G. Longfellow moved to approve the September 5, 2007 minutes as amended. Motion seconded by S. Werksman. Motion carried unanimously.**

#### **PUBLIC INPUT:**

David Hess, Conservation Commission: I'd like to update the Council on the Open Space Committee. We are up and running with four members so far. We are hoping to expand membership to include other board members and one Councilor.

D. Ross volunteered to be a member of the Open Space Committee.

Joanne McHugh, School Board Chair: We have to see the analysis as to what impact the TIF District will have on the school fund. The School Board needs time to discuss it and if needed, we have to forward the matter to our Legal Counsel. He needs time to digest the information, advise us and give us recommendations. The school district needs some information in order to be able to review it and have time to react to it. At some point, there has to be a decision made. We need time to analyze it. It would be in the Town's best interest to have the analysis as soon as possible.

The Town advisors are presently working on the analysis to be presented to the Council as well as the School District.

J. Gorton: I'd suggest contacting the school board in Keene. They have the most successful TIF Districts in the State.

#### **SCHEDULED APPOINTMENTS:**

##### **Community Revitalization Tax Relief Incentive per RSA 79-E**

Kathie Northrup, Heritage Commission Chair asked the Council to adopt RSA 79-E Tax Relief Incentive for taxpayers who invest to benefit and/or enhance the Village Center. There are standards to be met to be qualified for the tax relief. First, the property must be located in the designated district. There has to be a substantial rehabilitation of at least 15% of the building's pre-rehab assessed value or \$75,000, whichever is less. The rehabilitation must be consistent with the municipality's master plan or development regulations and must enhance the designated historic district. K. Northrup asked for the Council to designate the Village area as a historic district for this purpose only. This program would offer incentives to property owners of cultural and/or historic buildings to invest on preserving their properties, thus enhancing the appearance of the community and promote economic development.

D. Ross expressed his concerns with the district overlapping with the TIF District.

J. Hyde: I like the idea of tax relief for anybody. Why not offer it to everyone, not just the Village area?

G. Longfellow: The way I look at it, a family puts an addition to their house because they needed the room. Do they get the tax relief? Where do you draw the line?

K. Northrup: The application has to meet that public benefit tests. Does it enhance economic viability of the district? Does it promote development of the district? These criteria have to be met in order to be eligible for the tax relief.

W. Gahara: Looking at the map, I think of a list of properties that would qualify. Maybe it would be better to have a list of properties instead of designating a district. This way it would be a simpler process.

Discussion on the matter ensued.

***W. Gahara moved to cancel the previously scheduled Village School walk through and hold a public hearing on Oct. 10<sup>th</sup> 2007. Motion seconded by S. Werksman. Roll call vote carried unanimously.***

#### Arah Prescott Library

K. Northrup asked for the Council's consent to prepare and file an application to list the Arah Prescott Library on the State/National Register of Historic Places.

***D. Ross moved to authorize the Heritage Commission to file an application to list the Arah Prescott Library on the State/National Register of Historic Places. Motion seconded by J. Gorton. Roll call vote carried unanimously.***

#### Hooksett Kiwanis Walking/Hiking/Biking Trails Project

Frank Kotowski: Seven years ago today, the Hooksett Kiwanis was formed. Kiwanis is a global association of volunteers dedicated to changing the world one child and community at a time. We would like to take on a major project that would benefit the children in this community. We decided to construct walking/hiking/biking trails with four major trail segments, (1) Head's Pond from Route 3 & 28, (2) Route 3 & 28 to Hooksett Village, (3) Hooksett Village to Hooksett-Manchester town line and (4) Head's Pond towards Candia. Kiwanis will pledge \$10,000 for the project.

F. Kotowski asked for the Council to authorize Kiwanis to be responsible for amenities and maintenance of the trail to be constructed by Manchester Sand & Gravel.

***W. Gahara moved to (1) Designate Hooksett Kiwanis as the organization responsible for trails, coordination and development in Hooksett, (2) Authorize Kiwanis to be responsible for amenities and maintenance of the new trail constructed by Manchester Sand & Gravel at Head's Pond, (3) Authorize Hooksett Kiwanis to proceed with research and development on additional trail segments that would connect the Head's Pond trail to Hooksett Village and ultimately to the Heritage Trail at the Hooksett-Manchester town line and (4) Research to be completed no later than September 1, 2008 and would include an operational plan and budget for construction of these segments, for a period of 3 years. Motion seconded by S. Werksman.***

Fred Bishop: I'd like to take this opportunity to thank Manchester Sand & Gravel and David Campbell for all the work they did at Head's Pond trail.

D. Campbell: We look forward to working with Kiwanis to expand the trails.

D. Ross: My concern is that giving authority to Kiwanis over this trail will replicate the Town department's functions. That's what Parks & Recreation Department is for. I would discourage the Council from acting tonight and think about what we're giving up here.

W. Gahara: I cannot honestly see your point. Knowing the organization like I do and the good they've done. They've done a lot of work. They're working with Parks & Recreation and the Police departments. Maybe we could ask them to update the Council periodically.

Mike Horne, Parks & Recreation Advisory Board: We've been working with Kiwanis on the trails' master plan. We need organizations like the HYAA and Kiwanis to assist the Town with the development of trails like these. This will also help lower the Town's parks' deficit.

F. Kotowski: We would like to work with other organizations on this project. All we're asking for is to develop the trails and for Kiwanis along with Manchester Sand & Gravel and anyone else to get the recognition as the organizations, which made the project a reality.

K. Northrup: At the September meeting of the Heritage Commission, the members unanimously voted to authorize me to endorse, on behalf of the commission, the Kiwanis proposal to be designated by the Hooksett Town Council as a group responsible for trails development.

**Roll call vote carried unanimously.**

**OLD BUSINESS:**

Revised TIF District Boundaries

At the last meeting (September 5<sup>th</sup>), the Council held a public hearing to revise the TIF District boundaries.

***D. Ross moved to accept the revised TIF District boundaries. Motion seconded by J. Gorton. Roll call vote carried unanimously.***

Public Access Television

Peter Farwell, 24 Grant Drive: Hooksett is one of the very few that does not have this means of getting information out to voters. There seems to be considerable interest in Town to set up Public Access Television. We've gone down this route several times. We need the Council's commitment to use the franchise fees to run a Public Access Television. I'm willing to chair the committee. Comcast is more than willing to assist the Town in setting up. I am asking for a clear definition from the Council that the Town is prepared to fund this project from either a grant from Comcast that we would repay or as a line item budget.

Discussion on the matter ensued.

***D. Ross moved to support and proceed with necessary steps for the Public Access Television using franchise fees collected to be incorporated with the new Town Hall. Motion seconded by J. Gorton.***

**Roll Call:**

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	7-2	<b><u>Motion carried.</u></b>
G. Longfellow	No				

***D. Ross moved to appoint Peter Farwell to chair the Public Access Television Committee. Motion seconded by P. Rueppel.***

**Roll Call:**

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	7-2	<b><u>Motion carried.</u></b>
G. Longfellow	No				

**NEW BUSINESS:**

**School Impact Fees**

D. Jodoin asked for a motion to transfer \$80,000 from the School Impact Fees Special Revenue Fund to the School District.

***G. Longfellow moved to transfer \$80,000 to the School District. Motion seconded by S. Werksman. Roll call vote carried unanimously.***

**Andrea Avenue Cistern Repair Bids**

The cistern at Andrea Avenue is non-functional and in need of major repairs. Cistern repair is not included in the Fire Department's budget. The Town has a total of 18 cisterns and have not replaced one in the past.

Dean Jore, Deputy Fire Chief presented the bids to repair the cistern.

<b>Trident Environment Group, LLC</b>	<b>\$15,000</b>
<b>Fletch's</b>	<b>\$16,282</b>
<b>G.S. Bolton</b>	<b>\$17,000</b>

He recommended accepting Trident's bid for \$15,000. He asked for the Council's approval to over-expend their budget.

***D. Ross moved to award the bid to Trident for \$15,000 and over-expend the budget by \$15,000. Motion seconded by W. Gahara. Roll call vote carried unanimously.***

D. Jodoin suggested setting up capital reserve fund for unexpected expenses like this one.

**2008-2009 Budget Discussion**

At the last meeting, the Council tabled the motion below:

***"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."***

***W. Gahara moved to take the matter off the table. Motion seconded by J. Hyde. Motion carried unanimously.***

D. Jodoin: This year's commercial value increased by \$21 million. The residential value increased by \$23 million. At the current tax rate of \$22.68, that equates to \$476,280 from commercial and \$521,640 from residential tax revenue. The budget last year was \$15.4 million, over \$1 million more than the previous year. This year's tax rate will be set sometime in October.

J. Hyde: (Directed to J. McHugh) Between 2006 and 2007, how many school children have been added?

J. McHugh: I can't give you a number right now. I'd rather come back and give you the exact number. We're paying approximately \$9,800 per High School student, elementary is \$7,200-\$7,500 per student, middle school a little more than that.

J. Hyde: How much of the increase in residential tax revenue is being spent on school?

Chairman P. Loiselle: We've done this study before and found that residential tax revenue does not carry it's own weight for school costs.

Discussion on the matter ensued.

P. Rueppel: (Directed to the Budget Committee Chair Sandra Oliver) The Council would like to work towards zero budget increase. Can we ask the Budget Committee to work towards the same goal?

S. Oliver: I can't speak for the committee. It is your responsibility to present a budget to the Budget Committee. Don't present an unrealistic budget. We have to provide enough money to keep the Town running. You have to know what the taxpayers want and what they're willing to give up.

D. Jodoin: We've looked at all possible ways to cut service costs. This Town hasn't added any additional highway staff since late 80's, but we have all these new roads to take care of. If the roads don't get plowed, Police doesn't roll, Fire doesn't roll and ambulance doesn't come in. All municipalities are going through the same thing not just Hooksett.

J. Gorton: The point is that somebody has to set a goal.

Discussion on the matter ensued.

***G. Longfellow moved to amend the motion to work towards a 2% (\$308,000) increase on the bottom line budget. Motion seconded by D. Ross. Roll call vote carried unanimously.***

Economic Development Committee

At the last meeting, the Council appointed members to the Economic Development Committee.

***D. Ross moved to rescind the vote to appoint the slate of nominees for the Economic Development Committee. Motion seconded by J. Hyde.***

D. Ross: I've been approached by a number of residents regarding the appearance of impropriety. I think the membership of that committee should be reviewed.

J. Gorton: I would agree with D. Ross. I was also approached by residents who did not agree with the some of the appointments.

J. Hyde: This is exactly what I was referring to when I voted "no" to appoint the nominees. I don't know them but there are two bankers on the board.

Chairman P. Loiselle: I think it's a shame to take these people out of the committee. I don't see why there would be an appearance of impropriety on a committee that only has an advisory status. They don't have any power to decide on anything.

P. Rueppel: It is hard to get people of these calibers to volunteer their time and effort. To take them out now is unacceptable.

D. Ross: Three Councilors have been approached by residents with the same concerns. What I'm saying is that not to appoint the slate but to look at it on an individual basis.

**Roll Call:**

D. Dickson      No      D. Ross                      Yes

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

Head's Pond Street Names Approval

David Campbell, Manchester Sand & Gravel Legal Counsel presented the proposed names for the Head's Pond project (***Head's Pond Blvd., Broad Arrow Drive, Colonial Drive, Kingswood Circle, Wentworth Avenue, Hampshire Street, Majestic Heights, Mast Road, Union Street, South Common Street, Stark Avenue, Lakin's Mill Road, Juniper Lane, Hemlock Street, Balsam Street, Walnut Circle***).

***J. Gorton moved to approve the proposed street names. Motion seconded by S. Werksman. Roll call vote carried unanimously.***

***G. Longfellow moved at 9:30 pm to extend the meeting for 15 minutes. Motion seconded by S. Werksman. Motion carried unanimously.***

**NON-PUBLIC SESSION:**

***G. Longfellow moved at 9:31 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."

***D. Dickson seconded. Roll call vote carried unanimously.***

Library Trustees, Mary Farwell and Francis "Mac" Broderick were requested to stay for the non-public session.

3A Development

The Council discussed issues regarding 3A Development relating to the University Heights project and their agreement with Hooksett Public Library.

***J. Gorton moved 9:46 pm to extend the meeting for another 15 minutes. Motion seconded by S. Werksman. Motion carried unanimously.***

**Council consensus was to authorize the Town Administrator to enforce the agreement with 3A Development and refer the matter to the Legal Counsel.**

***D. Dickson moved to approve the September 5, 2007 minutes. Motion seconded by J. Gorton. Motion carried unanimously.***

***D. Ross moved to divulge the minutes of tonight's non-public session. Motion seconded by G. Longfellow. Motion carried unanimously.***

Chairman P. Loiselle reminded all Councilors that if they would like to call the Town Legal Counsel for any reason, they would need to get permission from the Council first.

***S. Werksman moved to exit the non-public session. Motion seconded by D. Ross. Motion carried unanimously.***

**ADJOURNMENT:**

The meeting was adjourned at 10:10 pm.

Respectfully submitted,

Evelyn F. Horn  
Administrative Assistant

David F. Dickson  
Town Council Secretary