

**OFFICE OF SELECTMEN
6 HOLLAND STREET
PO BOX 139
MOULTONBOROUGH, NH 03254**

Selectmen's Work Session

March 25, 2010

MINUTES

Present: Selectmen: Joel R. Mudgett, Karel A. Crawford, Edward J. Charest, Betsey L. Patten;
Carter Terenzini, Town Administrator.

Absent: Jim Gray (w/prior notification)

The Chairman called the meeting to order at 7:02 p.m.

I. Quarterly Financial Report:

Heidi Davis, Finance Director, presented her quarterly financial report for the 4th quarter of 2009. When considering encumbrances, the budget had been 92% expended. Revenues were on track overall. Joel asked if the ABC had any questions. Jean Beadle, Chair of the ABC, said they had not had a chance to fully review it yet, but did have some initial observations. The budget had been under expended in general noting some specifics of interest:

- (a) Training had been under expended but is important;
- (b) Retirement was under, yet the state had raised a portion of the contribution rate 5%;
- (c) Gas and oil were under.

Joel observed on the difficulty in predicting gas and oil numbers well, given wide swings in the marketplace. Carter reminded the ABC that the reports they get were on a cash basis and not modified accrual. He believed that some of the answers would be in that conversion once the auditors were all done with the year end report. He also said that with more specific questions in hand the finance team can develop more specific responses. The ABC and Selectmen were asked to submit any questions within two weeks so that a response could be developed.

II. Lions Club Property:

Joel said the purpose of this discussion was to review what the Selectmen really wanted to do with the site (aka 139 Old Route 109) and try to have a plan ready for a public hearing which had been requested. He said he had spoken with the Town Engineer who said we might be able to put everything on that site (the full plan that had been put to the Planning Board recently), but that it would be difficult and more expensive construction than normal.

Betsey said she had no problem with a soccer field. Ed did not have a problem with this either, but was not convinced it is in the right location. After a brief discussion building a soccer field had the support of the four present. Joel reported that Jim Gray supported this also.

Betsey said that the proposed amount of paving is out of whack and will affect drainage. She noted the Town did vote in wetlands protection. Joel said we did buy this land for a building. How big it will be and when it will be built is hard to tell and whatever we do has to go back to

the taxpayers. Betsey said there was an assumption the Lion's Club building was staying, but she didn't think it has to stay there.

Ed said he had spoken forcefully to buy this, but he never envisioned anything but a small little building. He continued that "it" (the building) has morphed into something else and the people said they don't want that. He wants to see the field built and then see what happens.

Joel asked Ed if we should reserve space for a building. Ed agreed we should as did Betsey, but he was not sure it needed to be this big. Betsey thought we needed to show the drainage plan. Joel said this required a detailed engineering plan and a building program. We need to give the engineer a program of what we want on the site before he can design that. He also noted that the Town has not wanted to spend that kind of money up front.

Carter reviewed Concept E which had been developed in response to the suggestion that the soccer field should be to the left of the present location of the Lion's Club. He pointed out that in this concept the building was forced to the area of the gazebo, the Lion's Club was demolished and – worst of all – there was a substantial separation between the building and the parking.

Betsey asked if we really need that (the proposed footing in Concept E) building. Carter said he couldn't comment on the overall building program as that had been in place when he got here. However, he could observe on the proposed "Services" portion of the building. If we were to develop comprehensive services to all as discussed (Meals, Seniors, Youth, VNS, Human Services, and Service Clubs) then yes this is the building we need.

There was substantial discussion of Concept E, to what extent the Town should meet its own zoning and not use its exempt status. Betsey said she thinks it's inappropriate to not follow the zoning and Ed said the Planning Board thinks the same way. Carter said it would be interesting to know if the Public Safety, Town Hall and Library buildings fully complied as they had never been submitted for the RSA 674:54 hearings. To say we will comply is a potential straightjacket on all future projects.

Ed said the engineer says we can still do whatever we want after the soccer field is built. Carter said that is true, pointing out that it becomes more difficult as you develop each element and start locking yourself in. He noted that the soccer field to the west of the Lion's Club was essentially now in the proposed drainage path of development to the east.

Betsey said she is happy to give the engineer a parameter of 2 to 3 times the square footage of the Lion's Club without keeping the existing building. Carter reminded the Board that if you don't keep the Lion's Club, when developing a new building, we then need to bring you back to the issue of filling the need for a facilities storage building for vehicle(s), equipment and stock. Carter will double check the current square footage and the proposed square footage to verify it will be no more than the 3 times as mentioned by Betsey.

The consensus was that Carter would bring back a Concept F to incorporate the soccer field and a new building for review by the Selectmen before proceeding to a public hearing.

Betsey moved and Karel seconded to enter into Non-Public Session under RSA 91-A:3 II (a). On a roll call vote all were in favor. The Selectmen went into Non-Public Session at 8:05 p.m.

The Selectmen exited the Non-Public Session at 8:24 p.m., having voted by a vote of 2/3 or greater of the members present to not disclose the minutes and decisions reached therein to the public, as divulgence of the information discussed likely would affect adversely the negotiations of any real estate transaction, until - in the opinion of a majority of the members - the aforesaid circumstances no longer apply.

Ed moved and Betsey seconded to adjourn at 8:25 p.m. All were in favor. The Meeting adjourned at 8:25 p.m.

Approved

Date
Respectfully Submitted
Carter Terenzini, Town Administrator