

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

Selectmen's Meeting

February 25, 2016

MINUTES

Selectmen: Christopher P. Shipp, Chair, Russell C. Wakefield, Vice Chair, Josiah H. Bartlett, Jean M. Beadle, Paul T. Punturieri; Walter P. Johnson, Town Administrator; and Hope K. Kokas, Administrative Assistant.

- I. CALL TO ORDER:** Chris called the meeting to Order at 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE:**
- III. REVIEW / APPROVAL MINUTES:** Paul Made the Motion to approve the February 11, 2016 Meeting and Non-Public Minutes and February 18 Work Session minutes as written. Russ Seconded. The Motion carried Unanimously.
- IV. CITIZEN INPUT:** 1) Hollis Austin, referring to letters to the editors appearing in the *Laconia Sun* newspaper, one written by Nancy Wright and one by Jim Leiterman, both expressing concerns about the proposed community center and he suggested that people read them. Mr. Austin said that the proposed community center is meant to bring people together, but it was his opinion that it was pulling them a part. He again suggested that there be no bond, but that those who are in support of the project donate and or raise funds privately to get it built. Mr. Austin commented that the packet that was made available with information about the proposed community center was helpful, but felt that the architect's plan of the building was still too small to read the dimensions. He asked about the addition of a multi-lane entrance from the community center to Route 25, and asked for a copy of the site plan. Mr. Austin asked and the Board reminded him that they were acting based on the Town Meeting vote of 2014 which approved \$17,500 for a site study, along with the Blue Ribbon Commission's report and the UNH Feasibility Study. Paul also reminded him that 7 to 8 other similar communities were identified that have community centers. Per the Selectmen's direction the proposed community center should fulfill the functions now at the Lions Club along with recreational activities for people of all ages. Paul also commented on Mr. Austin's remarks about the letters to the editors in the *Laconia Sun*, saying that there were 3 letters and not 2, and they were not accurate and were misinformation. Mr. Austin felt that the sketches were obsolete. Russ stated that the \$17,500 appropriated was exhausted and there were no more funds for additional conceptual designs. Chris added that the Selectmen have said these same things multiple times at several meetings, and Mr. Austin has been present at these meetings. What has been provided is conceptual only. Mr. Austin thought that what is being presented should be labeled conceptual. He asked the Board to consider using the existing facilities versus building new ones.

V. NEW BUSINESS:

1. Review for Action: Consent & Signature File as of 2/25/16:

2/25/16	Parade Permits (2) Memorial Day & 4 th of July	N/A
2/25/16	Disposal Agreement	104-008
2/25/16	Certification of Yield Taxes Assessed	182-005 & 007

2/25/16	Elderly Exemption Approved	20-2016-E
2/25/16	Personnel Matter	N/A

Paul Made the Motion to approve the Consent and Signature File for February 25, 2016 as written. Jean Seconded and the Motion carried Unanimously.

2. Review for Action: Conservation Commission's 2016 Goals & Objectives: Marie Samaha, Chair of the Conservation Commission introduced Alternate Brian Sanford to talk about the commission's 2016 goals. Mr. Sanford reported that in the fall of 2015, they did a self-assessment and developed strategies and tactics to reach the commission's overall goals in accordance with RSA 36:A. Their mission statement is made up of 3 components: 1) Protect the Town's natural resources, 2) Develop activities to mitigate factors that degrade the environment, and 3) Work with Town boards and organizations towards meeting the goals. Mr. Sanford said that the vision is to have citizens and visitors value protecting the Town's natural resources and it is felt that in order to do this people have to have the opportunity to experience our environment. They developed 6 strategies: 1) Engage with the community to provide education, 2) Control invasive species in environment, 3) Secure adequate funds and labor to protect the stewardship of the Town's land, 4) Reduce the negative impact of storm water runoff on ponds and lakes, 5) Monitor conditions of the environment and the development of data is needed to protect the environment, and 6) Contribute to the decision making of property utilization of land and water resources through conservation easements, property acquisitions, and stewardship activities, etc. Paul asked if there are any barriers working with other boards and committees. Mr. Sanford replied that there weren't, but the Conservation Commission needs to increase the dialogue. The Selectmen thanked Mr. Sanford and the Conservation Commission for their work.
3. Review for Action: Conservation Commission Appointments (3): Chris asked and learned that all of the appointments were for three years expiring in 2019. Josh Made the Motion to appoint Brian Sanford, Alternate, Robert Patenaude, Member, and William Gassman, Member to the Conservation Commission with all three terms to expire March 31, 2019. Jean Seconded and the Motion carried Unanimously.
4. Review for Action: 2016 Milfoil DES Grant Application: Chris asked and the Board agreed that they had no questions. Paul asked Walter if the funds for the grant would go to the Capital Reserve Fund and learned that the funds would go to the general fund. Josh Made the Motion to approve the grant application to the State of New Hampshire Department of Environmental Services in the amount of \$59,000 for the eradication of milfoil and to authorize the Chair to sign the grant application. Paul Seconded and the Motion carried Unanimously.
5. Review for Action: Resignation of Celeste Burns, Recreation Advisory Board: Josh Made the Motion to accept Celeste Burn's resignation from the Recreation Advisory Board with the thanks of the community. Russ Seconded. The Motion carried Unanimously.
6. Review for Action: Dissolution of Single Stream Recycling Review Committee: Chris thanked members Barbara Rando, Cody Gray, Ken Filpula, Scott Kinmond and Jean Beadle for serving on this committee. Josh Made the Motion to dissolve the Single Stream Recycling Review Committee. Russ Seconded and the Motion carried Unanimously.

VI. BOND PUBLIC HEARING: 7:30 PM - Proposed Community Center: Chris opened the public hearing at 7:30 p.m. and explained that the purpose for the second public hearing is due to changing the location of the first public hearing scheduled for February 4, 2016 to the Academy

and the meeting wasn't properly noticed. The Chairman instructed the audience that questions and comments should pertain to the financing of Article 2. 1) Tom Howard asked if private funds are raised, if the amount raised could be applied to the principal of the bond or to reduce taxes. Walter replied that there is no prepayment of the bond, therefore funds raised would go to offset taxes. Walter proceeded through a PowerPoint presentation to explain the process. Per RSA 33:8, the Municipal Financing Act, the article must pass by a 2/3 ballot vote for any bond over \$100,000, and requires at least one public hearing no later than 7 days before Town Meeting, and must appear on the warrant prior to any other business except for the election of town officers. The polls for the ballot vote must be open at least 1 hour. Any vote to reconsider in the future would be held at least 7 days after and would be noticed in the newspaper at least 2 days before the reconsideration vote. Walter explained further that there are two options for the term of the bond, 10 or 15 years, and the longer the term the more interest the Town would pay. 1) Tim Tinel asked for Walter to state the actual amount of interest paid out per each bond term. Walter replied that based on the projected interest rate the total amount of interest paid for the 10 year term would be \$897,408.75, and the overall total would be \$7,197,408.75. For the 15 year term the projected interest paid would be \$1,426,390 and the overall total would be \$7,726,390. Walter explained that the School District's bond will retire in 2018 which will lower the impact on the taxes. 2) Hollis Austin asked how much time will be allowed for the ballot vote. Chris replied that at least one hour, but it will be up to the Moderator if more time is needed. 3) Vinnie Deflumeri commented about the School District's bond retiring in 2018, and asked what happens if another project in addition to the proposed community center is approved, adding more taxes. He expressed concern that the economy could decline and felt that the projected cost of the building will be higher than projected. Mr. Deflumeri felt that this will have a negative effect on retirees. 4) Mr. Austin asked if there was any connection between the school's retired bond in 2018 and the proposed community center. Chris and Paul replied that there is no connection, but it is important to provide the taxpayers with the facts. Jean added that the last payment for the School District bond is due January 2018, adding that one replaced the other. 5) Eric Taussig expressed his concern as a property owner of 3 waterfront properties, that this will have a big tax impact on him. In addition he felt that it will have a negative impact on Route 25 in the village area. Chris commented that Mr. Taussig's question should be related to the financing of Article 2. Mr. Taussig felt that the project will discourage business development due to the increased traffic and asked if there is any consideration of the Master Plan's recommendation of an access road in this area. 6) Mr. Deflumeri asked and learned that there will be program fees to offset the cost to run and maintain the building. However at this time the Board cannot project the amount. 7) Mr. Austin asked if the Town will consider selling any excess properties. Chris reminded him that the public hearing pertains to the financing of Article 2. Josh commented that it had been discussed that some of the cost could be offset by selling off some of Town property. Chris agreed, but cautioned that at this point it was only speculation and it has nothing to do with the bond hearing. Mr. Austin asked if the public would be involved in the consideration of selling excess property. Walter added that there will be 2 open houses for people to come and talk with the Selectmen about the project, March 3rd and 5th. Chris reminded Mr. Austin that tonight's subject is the bond hearing, adding that it has been discussed on several occasions and Mr. Austin has been in attendance. Russ suggested that when and if the Selectmen have the discussion it will be done in public and he will have an opportunity to be part of the discussion. As there were no further questions, Chris closed the public hearing at 7:58 p.m.

Chris called for a 2 minute recess. The meeting resumed at 8:00 p.m.

7. Review for Action: Jerry Boyson, 4 Whittier Highway: Jerry Boyson told the Board that he and his partner are leasing the building at 4 Whittier Highway for their business, which is owned privately, however the Town owns the land. He said that he would like to purchase the building and wants to extend the lease for another 20 years with the Town as required in order for him to get a mortgage. Mr. Boyson said that the former Town Administrator told him that extending the lease needed to be approved at Town Meeting, but it didn't come up as a warrant article for last year's Town Meeting. He added that he had also spoken with Walter about extending the lease for an additional 20 years, but then learned that the Selectmen want to sell the land. Mr. Boyson questioned if Walter had fully explained the situation. Walter replied that in fact he did explain his request to extend the lease in order for him to get a mortgage, but the Board decided that they would rather sell the land to generate taxes. Mr. Boyson questioned the way the articles were written and if article 18 is approved then to waive article 19. Mr. Boyson expressed his concern that the time it would take to sell the land would be excessive and his business will suffer in the meantime, as his intention is to do extensive work to improve it. He asked that the article be removed and learned that it was too late for this. Russ recalled that in fact it was his suggestion to sell the land, as the lease of the land has been an issue over the years. He asked and Mr. Boyson replied that he'd like to buy the land. Russ explained that although they can't remove article 18, and if it passes, then a motion can be made to extend the lease. Russ said that he'd make the motion at Town Meeting to extend the lease.
8. Review for Action: Request for Use of Surplus Property, Town of New Durham: Walter reported that the Town Administrator for New Durham, Scott Kinmond has requested that the Town of Moultonborough donate a surplus item, a truck vault, which didn't sell during last year's surplus sale and would likely be up for disposal. Chris asked Chief Leonard Wetherbee the value of the vault and learned that as it will only fit in an obsolete vehicle, there is no value. Josh commented that he thought that New Durham should pay for the item. Paul Made the Motion to donate the surplus truck vault to the Town of New Durham per their letter dated February 9, 2016. Jean Seconded. Chris called for the vote, 4 – Ayes, 1 – Nay (Josh). The Motion carried.
9. Review for Action: Staff Report, Local Emergency Operations Plan Update Invoice: Walter reported that this is a point of clarification. The payment was approved in 2014 but not completed in 2015, and unfortunately was not carried over into 2016. Paul Made the Motion to authorize the allocation of funds from the 2016 Fire Department budget, and if needed at the end of the year the Chief can come to the Board for funds from the Contingency account. Russ Seconded. The Motion carried Unanimously.

VII. OLD BUSINESS: None.

VIII. OTHER BUSINESS:

1. Board Update Reports: None.
2. Town Administrator's Report: Walter reported that acting on the Board's approval he did show the Taylor building to a buyer last week, and although this individual was overwhelmed with the amount of work the building needs, he is considering it. He asked the Board to think about a selling price and to keep in mind the cost of any needed repairs. The Planner Search Committee's first meeting will take place on February 29th and they have received 3 applications. March 8th is Election Day and Walter reminded the Selectmen they are required to attend. Discussion occurred about the meals and Chris

said he would contact the Women's Auxiliary. Josh reminded the Board of a commitment he has in the morning. He added that he questions the RSA and if it is required that all 5 Board members be present at the same time. Chris replied that he may be right about the RSA, but that has been the Town's policy. Walter said that it has been his practice in other towns to invite state and county representatives to attend a Selectmen's meeting once the elections are over. The Board agreed that was a good idea and asked him to proceed.

3. Milfoil Committee Minutes, January 13, 2016: Acknowledged.
4. Heritage Commission Minutes, February 10, 2016: Acknowledged.

IX. CORRESPONDENCE: None.

X. CITIZEN INPUT: 1) Mr. Taussig asked what the size of the access road would be for the proposed community center. Paul replied that whatever is required, and it is a variable. Mr. Taussig asked about the parking area and learned that the handicap parking would be in front of the building and regular parking would be in back. Mr. Taussig questioned this and Paul replied that it can be looked at. Mr. Taussig asked about the Master Plan's suggested access road which can't be done on the other side of the road due to Dollar General. Russ commented that the Master Plan is a changing document with ideas, suggestions and recommendations. Paul added that the \$17,500 allocated did not allow them to look at all options. Russ added that there have been two public hearings, and the second hearing which was very productive, brought up the thought that the proposed parking area might not be enough. Mr. Taussig asked if the Town has requested from DOT a curb cut. Paul replied that this is premature, the Article needs to pass first before making requests such as this. Mr. Taussig asked about the size of the building and the need for a Zoning variance. Paul replied that the Town will comply with zoning requirements. Upon Mr. Taussig's question about the location of the building and the Town's need for more green space, Paul replied that this all yet to be decided by the community. He replied that the bond would cover the building construction and the site work which includes the access road. 2) Mr. Cormier said that if Article 2 is passed, then the voters could make an amendment to direct the Board to have 5 to 6 forums to allow the voters to be involved in the design. Chris replied that the Board has said this all along, that the community would be involved in the design. 3) Mr. Austin commended the Board for their response to Mr. Boyson. He also spoke in favor of the Conservation Commission and suggested that they could work with property owners to preserve wildlife and green spaces.

XI. NON-PUBLIC SESSION: Chris said that the Selectmen need to go into Non-Public Session per RSA 91-A:3 II 91-A:3 II (a) personnel and (c), for reputation and will reconvene for adjournment only. Paul Made the Motion to go into Non-Public Session and to return for the sole purpose to adjourn. Russ Seconded. A roll call was taken: Josh – Aye; Paul – Aye; Russ – Aye; Jean – Aye; Chris – Aye. The Motion carried and the Selectmen went into Non-Public Session at 8:48 p.m.

The Board exited Non-Public Session at 9:22 p.m. Josh Made the Motion to seal the minutes permanently as it is determined that divulgence of the information discussed likely would affect adversely the reputation of a person other than a member of the public body itself and to not disclose the minutes and decisions reached to the public until, in the opinion of a majority of the members, the aforesaid circumstances no longer apply. Jean Seconded. Chris called for the vote: 4 – Ayes, 1 – Nay (Paul). The Motion carried.

XII. ADJOURNMENT: Paul Made the Motion to Adjourn. Josh Seconded.
Motion Carried Unanimously
Chris adjourned the meeting at 9:23 p.m.

Christopher P. Shipp
Approved

3/3/16 Hope K. Kokas
Date
Respectfully Submitted
Hope K. Kokas, Administrative Assistant

Final