

Adopted

Town of New Boston Selectmen's Meeting January 14, 2013

PRESENT: Rodney Towne Selectman
Dwight Lovejoy Selectman
Christine Quirk Selectman Absent
Peter Flynn Town Administrator

5:15 PM Non-Public Session per RSA 91-A: 3,II, c Meeting with Police Chief Brace
6:00 PM Sign Consent Agenda

Road Agent Dick Perusse, Open Space Committee Chairman Ken Lombard, Conservation Commission Chairman Burr Tupper, Jay Marden, Ian McSweeney from the Russell Foundation, Tom Carr from Meridian Land Services, Recreation Director Mike Sindoni, Fire Chief Dan MacDonald, Police Chief James Brace, Willard Dodge, John Shea, Deputy Town Clerk Cathy Strausbaugh, Transfer Station Manager Gerry Cornett, David Sherman, Mitch Laroche, Eric Merrill, Cyndie Wilson, Library Trustee Bill Gould and approximately three other members of the public were present.

A. CALL TO ORDER: A regular meeting of the Board of Selectmen was called to order by Dwight Lovejoy at 6:08PM beginning with the Pledge of Allegiance.

Consent Agenda-The Selectmen signed the consent agenda. Rodney moved to approve the consent agenda. Dwight seconded the motion. All were in favor. 2-0

B. PUBLIC FORUM:

None.

C. APPOINTMENTS:

None.

D. OLD BUSINESS:

Item 1: Second Reading-Public Hearing- Salt/Sand Shed Public Use Policy: The proposed Policy presented by the Road Agent last week was reviewed along with the ordinance containing the changes. Rodney moved to accept this as the second hearing, waive the third reading and adopt the Snow Removal, Ice Control and Public Use of Salt/Sand Policy as amended. Dwight seconded the motion. All were in favor. 2-0

Item 2: Approval of the Minutes of January 7, 2013: The Selectmen reviewed the minutes. Rodney moved that they be accepted as presented. Dwight seconded the motion. All were in favor. 2-0

Item 3: Consideration of Vote Re: “Acceptance of deed to Twin Bridge Property”: This item was delayed last week to allow Rodney an opportunity to walk the property which he did with Twin Bridge Land Management’s representative Tom Carr from Meridian Land Services last week. Rodney presented some further conditions to add to the deed including marking the Right of Way at West Lull Place and restricting digging and prodding at the property except to allow for passive recreational use. Rodney moved that the town of New Boston take ownership of the Twin Bridge open space property of 36 acres. Dwight seconded the motion. All were in favor 2-0 these minutes will be shared with the Planning Board to revise the conditions subsequent.

E. NEW BUSINESS:

None.

F. OTHER BUSINESS:

Item 4: Town Administrator’s Report:

1. Budget preparation– Public Hearing tonight
2. Legal inquiry sent to Town Counsel re: Bailey Pond Road-still awaiting opinion. Legal Issues –P & S for the purchase of the Thibeault Property- Town Administrator sent Atty. Drescher updated proposal
3. Pursuing funds from 2012 Budget for unscheduled appropriations (but qualifying under the listed line items) –Additional Computer items included in 2012 budget: Tax Collector, Assessing/Selectmen’s Executive Assistant Office and Bookkeepers Office.
4. Daylily Lane Acceptance Process: Town Administrator prepared special Public Hearing for January 7, 2013 selectmen’s meeting.
5. Land Purchase Bond Hearing-Town Administrator prepared a Bond Hearing for tonight in conjunction with 2013 Budget Public Hearing. Update: DRA approved language on bond and review by Finance Committee scheduled for Saturday, January 5th.
6. Twin Bridge property deed acceptance-As above
7. Salt/Sand “Public Use” Policy –As above

Item 9: Selectmen’s Reports:

Dwight reported on the Planning Board meeting as follows:

- Code Enforcement Officer Ed Hunter met with the Planning Board to discuss changes to bring forward this year
- Stormwater Management at 56 Lull Road-The Planning Board retained \$526 of the bond to plant grass at the location
- Ski Shop at 55 Hooper Hill Road-The sitewalk with Eric Fey for a ski shop was scheduled.
- Informational hearing at Craig Heafield’s request to put up another building for a garden center and a new driveway for better sight distance at his property on Route 13

Public Forum:

None.

Item 6: 6:30 PM- PUBLIC HEARING Re: Bond Hearing:

The Public Hearing was opened at 6:30 PM. Peter welcomed the public and introduced this hearing for a bond in the amount of \$900,000. Handouts are available. This public hearing was advertised one week ago according to the law.

Rodney read Article 5 of the town warrant and its explanation aloud and typos were noted. Lot 10 should be Lot 40. RSA Chapter 32 not 33. The explanation was read aloud.

David Sherman of 139 Byam Road asked about the total acres and the cost per acre. Rodney said the property consists of 161 total acres at a cost of \$5,000 per acre. David was concerned it is a sand pit but it contains a sand pit but is not entirely a sand pit.

Mitch Larochelle of 182 McCurdy Road asked what the planned use for the land is and Rodney said there is no planned use for the land yet but possibly a school in 10 years and as the town grows over the next 15-30 years possibly larger Highway Department facilities, Police Department and Fire Department training facilities. The field on Route 13 could continue in agricultural use. The Conservation Commission voted to contribute approximately \$6,000 per acre for their share of the land. Portions of the land could be sold off in the future.

Jay Marden asked about the size of the building currently on the property. Rodney was unsure. Jay noted it contains offices and was purchased for \$500,000 by Thibeault.

Eric Merrill of 539 Mont Vernon Road asked how this potential purchase came up, if Thibeault approached the town or if the town approached Thibeault and was told it was a little of both. Eric is concerned it is a hole and a town liability. Rodney explained digging will take place and the town engineer will investigate the property before the town owns it, as the owner would assume all environmental liability. Eric is concerned about what is contained on this property and with the seller. Rodney and Dwight said the current owner is responsible for reclamation according to the plans submitted to the town regarding the largest lot.

Cyndie Wilson of 58 Wilson Drive was concerned with the former Bud Scott portion to keep the rural scenic way and asked what the plans are for entrance to the property. Dwight said there are no design plans yet. The town will work with the conservation easement and DES before developing. An entrance along the river might not suit the town's purposes and an entrance might be at the other side of the property.

David was concerned the buildings on the property might be a liability. Rodney noted they are currently rented at \$22,000 per year. The town might continue this arrangement to offset the loss of tax revenue. However, if the building does become a liability and needs considerable maintenance it will be closed down. Dwight noted the seller offered to help dig for testing but the town will handle all land testing.

Gerry Cornett asked how many years the town has been working on this project. Ken Lombard said approximately four years. Rodney and Dwight noted this amount of time shows the town knows the importance of due diligence in investigating the property.

Cyndie Wilson asked about a notation in the explanation article contained in the January New Boston Bulletin where it said the town surplus account currently contains \$1.6 million with

possibly more to be put in, which is more than the state allows. The Selectmen said this was incorrect and it is on the high end of what the state recommends but not over as the article states. The Deliberative Session is scheduled for February 4 where a presentation will be given on this piece of property. The presentation has already been given to the Finance Committee and on Saturday when a public sitewalk was held. The public is urged to attend the Deliberative Session.

John Shea requested the Warrant Articles detail the cost per taxpayer including interest. The Selectmen said it might be included in the explanations. The tax impact will be noted in every budget. This article could equal up to 21 cents per thousand of taxpayer's property value for ten years.

Jay Marden asked why a ten-year bond was chosen as opposed to a shorter or longer bond period. The Selectmen explained a five-year bond would jam the tax rate and when a bond goes more than ten years other bonds would be likely so the Selectmen would rather have this bond paid off as soon as possible without jamming the tax rate.

Rodney moved to close the public hearing at 6:46 PM. Dwight seconded the motion. All were in favor. 2-0

Item 7: PUBLIC HEARING Re: 2013 Budget: Presentation of entire 2013 budget consisting of Operating Budget and Warrant Articles.

Copies of Bond Warrant Article and all other warrant articles available at the Town Hall or on the New Boston Web page.

Warrant Articles 6 through 18 were read aloud as attached. Rodney moved to submit the Warrant Articles as prepared to the Deliberative Session. Dwight seconded the motion. All were in favor. 2-0

(Attachment)

Article 5 To see if the Town will vote to raise and appropriate the sum of **nine hundred thousand dollars (\$900,000)** for the purchase of land and buildings located on Map 6, Lot 40 (51.84 Acres) and Map 6, Lot 45 (109.760 Acres) and furthermore to authorize the issuance of not more than **eight hundred thousand dollars (\$800,000)** in bonds or notes in accordance with the provisions of the Municipal Finance Act RSA Chapter 32; and to authorize the Selectmen to issue and negotiate such bonds or notes and determine the rate of interest thereon; furthermore to authorize the withdrawal of **one hundred thousand dollars (\$100,000)** from the Conservation Fund to be applied to this purchase and furthermore to raise and appropriate an additional sum of **thirty two thousand dollars (\$32,000)** for the legal, engineering and site preparation fees. **3/5th majority vote required for passage. (Selectmen and Finance Committee Recommend)**

Explanation for Article 5: This land is available now in a down market and is centrally located and easily accessed. Although there is currently no immediate plan for it's use New Boston will need land for future use and this is an excellent location to have available as these needs arise. The town is growing. A build-out study done in New Boston's Master Plan projects that the population could more than double in the future and with growth comes the requirement for new or expanded services. This project would resolve all of the Town's land requirements in a single acquisition.

Article 6 To see if the Town will vote to raise and appropriate as an **operating budget** not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling **four million, two hundred twenty three thousand, three hundred seventy dollars (\$4,223,370)**. Should this article be defeated, the default budget shall be **four million one hundred thirty thousand, five hundred forty eight dollars (\$4,130,548)** which is the same as last year, with certain adjustments required by

previous action of the Town of New Boston or by law, or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. This operating budget article doesn't contain appropriations contained in any other articles. **(Majority Vote Required) (Selectmen & Finance Committee Recommends 7-0)**

Explanation for Article 6: The operating budget includes routine, and for the most part, recurring expenses related to staffing (including salaries and benefits), supplies, utilities, vehicles, maintenance, repairs, and the like required for the day-to-day operation of the town departments.

Article 7 To see if the Town will vote to raise and appropriate **one hundred thousand dollars (\$100,000)** to be placed in the existing **Fire Department Vehicle Capital Reserve Fund.** **(Selectmen & Finance Committee Recommends 7-0)**

Explanation of Article 7: Based on the replacement cost of each vehicle and the year of replacement or refurbishment, \$100,000 must be allotted to the fund each year to ensure sufficient money is available at the time of scheduled replacement/refurbishment. The department has 6 trucks with a life expectancy of between 15-30 years.

Article 8 To see if the Town will vote to raise and appropriate **fifteen thousand dollars (\$15,000)** for the purchase of a pre-owned 1994 Spartan Diamond MFD/3D four-door pumper for the New Boston Fire Department. **(Selectmen and Finance Committee Recommend 7-0)**

Explanation for Article 8: This warrant article centers around the objective to position the Hilltop Station to be in compliance with the ISO regulations pertaining to fire protection classifications of surrounding New Boston homes. This purchase will provide a Class A Pumper for the protection of the East side of town where it's perceived to be the most likely section to experience a surge in growth.

Article 9 To see if the Town will vote to raise and appropriate **five thousand dollars (\$5,000)** to be placed in the existing **Transfer Station Machinery and Equipment Expendable Trust.** **(Selectmen & Finance Committee Recommend 7-0)**

Explanation for Article 9: The Transfer Station has around fifteen items that are valued in the \$6,000 - \$20,000 range. Rather than carrying a contingency amount in the operating budget annually to fund a repair or a replacement, the expendable trust approach allows money to be set aside and used only when needed and for only the purpose identified. It would be used for specific unforeseen events that are too large for the operating budget to absorb when not expected and funded. If it is known at budget time that an expense of this nature will be required in the coming year, it will be brought to voters for approval. But should something happen unexpectedly mid-year, this fund could cover the expense. The goal is to set aside \$5,000 this year, capping the fund at \$15,000. The fund now has **\$10,000.**

Article 10 To see if the Town will vote to raise and appropriate **forty-five thousand dollars (\$45,000)** to fund the final payment to purchase the **Transfer Station Trailer** to be used for compacting and hauling waste to the incineration/landfill facility under contract to the Town and to meet the quality standards set forth by the Selectmen and Department Manager. This is a non-lapsing appropriation per RSA 32:7, VI and will not lapse until the purchase is completed or by December 31, 2014. **(Selectmen and Finance Committee recommend)**

Explanation for Article 10: The current trailer that is used to move refuse from the transfer station needs to be replaced in 2013 as reported in the 2013 Capital Improvements Plan (CIP). There is an abundant amount of rust on the trailer. The plan is to replace it with a new trailer with \$40,000 raised last year and the balance of \$45,000 raised this year for a total cost of \$85,000.

Article 11 To see if the Town will vote to raise and appropriate **seventy thousand dollars (\$70,000)** to be placed in the existing **Highway Truck Capital Reserve Fund**. (Majority Vote Required) **(Selectmen & Finance Committee Recommend 7-0)**

Explanation for Article 11: The Highway Truck Capital Reserve Fund covers the replacement of a small dump truck plus the three regular six wheelers and one 10-wheel dump. The smaller truck has a life expectancy of 10 years and the larger trucks 15 years plus. If prudent, a replaced truck may be kept off line for back up and to plow snow.

Article 12 To see if the Town will vote to raise and appropriate the sum of **sixty eight thousand dollars (\$68,000)** for the purchase of two pre-owned six wheel 2007 International 4300 Workstar dump trucks for the New Boston Highway Department and furthermore to authorize the Selectmen to withdraw **sixty eight thousand dollars (\$68,000)** from the Highway Truck Capital Reserve Fund created for this purpose. Said trucks are also equipped with front and wing plows and universal sander bodies. **(Selectmen & Finance Committee recommends 7-0)**

Explanation for Article 12: The New Boston Road Agent became aware of the 2013 availability of the two trucks. The Selectmen and Finance Committee were convinced that this purchase was an opportunity to upgrade the fleet for a very low cost. The Selectmen and Finance Committee saw this as a great window of opportunity to make the purchase and use the funds from the Capital Reserve account for this purpose. This will not have any effect on the 2013 tax rate.

Article 13 To see if the Town will vote to raise and appropriate **fifty thousand dollars (\$50,000)** to be placed in the existing **Highway Heavy Equipment Capital Reserve Fund**. **(Selectmen & Finance Committee Recommend 7-0)**

Explanation for Article 13: This fund allows for the replacement of the loader, grader, and the backhoe on a 12-15 year replacement cycle.

Article 14 To see if the Town will vote to raise and appropriate the sum of **eighty five thousand dollars (\$85,000)** for the purpose of continuing **improvements on Old Coach Road**. This is a non-lapsing appropriation and will not lapse until the project is complete or until December 31, 2014, whichever comes first. **(Selectmen and Finance Committee Recommend 7-0)**

Explanation for Article 14: This year's request is an ongoing effort to continue repairing Old Coach Road from the upper road, Route 13 to the highway garage to make it safer and also meet the standards as prescribed by the Road Agent.

Article 15 To see if the Town will vote to raise and appropriate the sum of **one hundred thirty thousand dollars (\$130,000)** for the purpose of repairing the Hilldale Lane Bridge and furthermore to authorize the Selectmen to withdraw **one hundred thirty thousand dollars (\$130,000)** from the **Town Bridge Repair/Replacement Capital Reserve Fund** created for that purpose. **(Selectmen and Finance Committee Recommend 7-0)**

Explanation for Article 15: The funds in the Town Bridge Repair/Replacement Capital Reserve Fund were set aside specifically for future bridge repairs and replacements. The CIP has scheduled funding of the work for the Hilldale Lane Bridge to commence in 2013.

Article 16 To see if the Town will vote to raise and appropriate **forty thousand dollars (\$40,000)** to be added to the existing **Town Bridge Repair/Replacement Capital Reserve Fund (CRF)**. **(Selectmen and Finance Committee Recommend 7-0)**

Explanation of Article 16: The funding under this Warrant Article is consistent with the CIP recommendation and scheduling for bridge repair and replacement projects. In order to keep up with the high cost of bridge repairs in the future, the Road Agent has a long term plan for their future upkeep, construction. In order not to spike the appropriation for some years, the CIP Committee had the wisdom to spread the Capital Reserve funding to be consistent each year.

Article 17 To see if the town will vote to raise and appropriate **thirty thousand dollars (\$30,000)** to be placed in the already established **Riverdale Road Bridge Capital Reserve Fund (CRF)** **Selectmen and Finance Committee Recommend 7-0)**

Explanation for Article 17: This bridge consists of a large metal culvert pipe that is rusting at the sides. State aid will be available in 2014 for its replacement with a true bridge rather than a culvert pipe. In the meantime, the Town must set aside funds so we will have our 20% share in hand by then. Once this first installment of Town funds is in place we can request an inspection by NHDOT and they will prepare an estimate. It is expected the cost will be over \$1,000,000 due to the design and environmental standards of today.

Article 18 To see if the Town will vote to raise and appropriate the sum of **twenty thousand dollars (\$20,000)** to be added to the **Revaluation Capital Reserve Fund (CRF)** to be used for the 2016 town wide revaluation. **(Selectmen and Finance Committee Recommend 7-0)**

Explanation for Article 18: State Law requires the Town to undertake a complete revaluation or update every five years. In order to alleviate a large appropriation request of \$80,000 for the scheduled update in 2016, it is more prudent to raise funds in annual increments.

Article 19: To transact any other business that may legally come before this meeting.

ADJOURNMENT: Rodney made a motion to adjourn the meeting at 6:58 PM. Dwight seconded the motion. All were in favor. 2-0

Prepared by Maralyn Segien