

## **MINUTES OF THE DECEMBER 28, 2010 BOARD OF SELECTMEN'S SPECIAL MEETING**

**MEMBERS PRESENT:** Chairman David Canada, Selectmen Bruno Federico and Tim Copeland and Town Administrator Paul Deschaine.

At 7:10 pm, the Chair opened the special meeting of the Board of Selectmen.

Mr. Canada stated that he received an email from Dan Crow stating he would like to purchase a point of service hot water heater for the kitchen at the Fire House. Mr. Canada moved to appropriate \$950.00 for a point of service hot water heater for the kitchen at the Fire Department and close the bond account out. Mr. Copeland seconded the motion, which passed unanimously.

Regarding the Town's dispatching services, Mr. Deschaine reported that things are progressing nicely. The phones are still working and the Fire House dialer dials direct to 911 so no changes need to be made with the dialer. There is some concern that when Rockingham County takes over dispatching services, when they tone out Seacoast Fire, there may be issues in Stratham such as whether or not the message that follows the tones are receivable. Mr. Copeland reports that he has always been able to hear them and states that Seacoast Fire is much clearer than Newmarket. Mr. Deschaine stated that some time during the first two weeks of January we should be able to cut over once all the phone lines are in and everything else is in place and verified. Brad Little has been a huge asset in helping the Town ensure this is done in a timely fashion and also correctly.

The group then discussed the upcoming Scamman property closing scheduled for January 3<sup>rd</sup>. There was a lengthy discussion amongst the group as far as acquiring the funding for the purchase of the conservation easement. Mr. Deschaine explained what was remaining of the \$5,000,000 in bonding authority from the 2002 Bond Authorization. By the Town's reckoning, there should be \$2,556,000 remaining, but due to a misunderstanding with the bond counsel advising the lenders, there is \$1,871,000. The discrepancy arises in how the Farm and Ranch Land grant for the Jones acquisition is treated. From the Town's perspective, a Bond Anticipation Note (BAN) was taken for the full amount of the purchase. The BAN was paid off with the grant plus bond proceeds for the difference. The Town maintains the amount of bonding authority used was the net amount actually bonded. Bond Counsel maintains the entire amount of the BAN counts against, and reduces, the amount left available in bonding authority. The Scamman property closing will require \$2,380,000. Taking the full bonding authority left, \$509,000 is still needed. Mr. Deschaine reports that we are receiving \$950,000 in grant money from the Federal Government within the next month or two as part of this acquisition. The group discussed several options as far as the remaining balance needed. Mr. Canada moved to secure a BAN in the amount of \$1,430,000 from Citizen's Bank and to borrow \$950,000 from the Town's Unencumbered Reserves to be paid back by the Farm & Ranch Land Conservation Grant that has been authorized and will be forthcoming from the Federal Government. Borrowing the full amount of the grant from reserves, rather than only the difference in bonding authority and the amount needed on January 3, will preserve \$441,000 in bonding authority from the conservation bond authorized in 2002. Mr. Federico seconded the motion, which passed unanimously. Mr.

Federico then moved to authorize the Chair to sign any and all related documents on behalf of the Board. Mr. Copeland seconded the motion, which passed unanimously.

Mr. Deschaine presented the manifests to be signed by the Board, one of which is payroll related.

Mr. Deschaine stated he received a quote from M.J. Murphy & Son from Dover on repairing the slate roof at the Historical Society building. They also reported that between the two peaks, there is a flat valley that used to have a slate roof on it, but because of snow and ice not shedding off, the water would back up. They provided an estimate of approximately \$4,300 (\$2,040 for the front roof and \$2,250 for the back roof). The original repairs are covered by the Town's insurance; however, the other work is not covered and will come out of the 2011 budget. Mr. Canada moved to approve the two proposals; one being for \$4,290 for the flat roof replacement that has deteriorated, and the second one being time and materials for the slate repair for an estimate of between \$5,000 and \$5,500 (to be covered by Primex). Mr. Copeland seconded the motion, which passed unanimously.

Mr. Deschaine stated the contract with Exeter Hospital for the Department of Transportation (DOT) drug and alcohol testing self-renews every year unless we tell them otherwise. They have informed us of some changes in their rate structure. Mr. Deschaine noted that there are no practical alternatives to using Exeter's program. The nearest alternative is in Laconia. Mr. Canada moved to approve the new rate structure and renew the contract with Exeter Hospital for random drug and alcohol testing. Mr. Copeland seconded the motion, which passed unanimously.

At 8:10 pm, Mr. Canada moved to go into non-public session to discuss a variety of issues to include a personnel issue and contract negotiations. Mr. Copeland seconded the motion, which passed unanimously.

At 10:00 pm, Mr. Canada moved to come out of non-public session and to seal the minutes due to the nature of the items discussed. Mr. Copeland seconded the motion, which passed unanimously.

At 10:01 pm, Mr. Canada moved to adjourn after they completed the signing of the manifests. Mr. Copeland seconded the motion, which passed unanimously.

Respectfully Submitted,

Reviewed By,

Stacey J. Grella  
Executive Assistant

Paul R. Deschaine  
Town Administrator