

Final Minutes

Exeter Board of Selectmen

February 24, 2014

1. Call Meeting to Order

Chairman Don Clement called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Offices building. Other members present were Vice Chair Dan Chartrand and Selectman Quandt. Selectman Frank Ferraro and Selectwoman Gilman were absent. Town Manager Russell Dean was also present.

2. Board Interview – Wheelwright Room, ZBA – Prior to the regular business meeting, the Selectmen interviewed Laura Davies for a position on the Zoning Board at 6:50 p.m.

3. Public Comment

Harry Thayer spoke about the upcoming possible Great Bay Kids lease with the town. He said if Great Bay was doing their job this would have never been an issue. He went through the history of the land where Great Bay wants to build their new facility. He said the intent of this land was always for a recreation facility. Now the recreation intent may change. The tax map and lot number indicated in Article 21, which asks the BOS to give a lease to Great Bay, is on land used for the recreation park. He quoted some December minutes from a non-public session where the BOS agreed to support the Great Bay lease. He said this land was not made public until the February 1 deliberative session. He urged Exeter voters to not vote for Article 21.

Bill Campbell praised the work of the Great Bay Kids but cannot justify approving Article 21. He said the article is not informative enough. He went on to talk about access to the land. He said not many voters know where this lot actually is. He wondered what the rush was to put it on the ballot and said he hopes Exeter residents vote against this article in March.

Dennis Brady spoke about the Warrant Articles, asking the Board to keep with the intent of articles.

Brian Griset said there is no deed restriction for the rec park. He said he spoke with the President of Great Bay and offered to help them find different land.

There was discussion about the minutes of a December non-public session not being available, and Selectman Quandt said the Board never intended to have them sealed for that long. He made a Motion, seconded by Vice Chair Chartrand, to unseal the minutes of the December 30 minute non-public session. Motion carried – all in favor.

Thomas Needham spoke, giving some of his observations he has noticed about the town. He said he has been stopped by police for sobriety tests and had to explain himself for hours. He said he walks quite a bit and is most scared of town vehicles, saying some town workers are not nice.

4. Minutes & Proclamations

a. Regular Meeting: February 10, 2014

The minutes were tabled until the next meeting.

5. Appointments

No appointments.

6. Discussion/Action Items

a. New Business

I. Finance Quarterly Report – Finance Director

Doreen Ravell, Finance Director, gave the fourth quarter financial report. She said she would be reporting on the General Fund, Water Fund, Sewer Fund, and three Revolving Funds.

She said the General Fund revenues are down, although there was a LGC refund of \$328,736. The fund balance is \$42,679. Income from departments went down, and she gave some examples of that. In regards to expenses, there was a large increase in legal fees this year over last year. It is up by \$43,600 in 2013. The net income in the General Fund is \$743,306. She said the fund started 2013 with \$2.4 million and ended 2013 with \$3.2 million. Chairman Clement asked income from certain departments and Mr. Dean said some a lot of is comes from blue bag purchases and gave a few other examples.

Next, Ms. Ravell talked about the Water Fund. There was an increase of proposed revenues of \$96,513. The net income was \$233,909 over budget. The fund started the year with \$982,000 and ended with \$1.2 million.

The Sewer Fund revenues were a little below average. There was a \$139,000 decrease in sewer revenues. As far as expenditures, less was spent than projected. The fund started the year with \$1.7 million and ended with \$1.9 million.

The first Revolving Fund was recreation. She said expenses were higher than budgeted. The net income for the year was \$10,853.

The next Revolving Fund was the cable/tv fund. The total expenditures are \$56,201. The net income in fund is \$75,196 and there is \$119,000 in the fund now.

The last Revolving Fund is EMS. There was a \$149,135 profit this year. Total expenditures are \$331,273.

She included a list of property tax receivable liens from 2005 to 2012. She said they are 96% collected on property taxes billed for 2013. There was a 70% decrease in property taxes in arrears. She is seeing a significant change in this area.

She gave an analysis of the water and sewer receivables, saying a large part of the \$180,000 owed are sewer only customers.

II. Public Hearing: TIF RSA Adoption

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to open a public hearing on RSA 162-K:4. Motion carried – all in favor.

Mr. Dean said this is a Warrant Article and if it passes the town will be authorized to bring forward a specific proposal for a TIF.

Brian Griset asked if it is true that if TIF passes it will result in higher tax rates for properties outside the TIF area. Vice Chair Chartrand said there can't be an answer to that without going into specifics. It's a hypothetical.

Elizabeth McDonald, Chairman of the TIF Subcommittee, read the purpose of this legislation. She said to adopt this enabling statute would leave the impression that Exeter is open for business. She said it will be a great tool for Exeter. It will help move the economy forward.

Vice Chair Chartrand went through the recent history of the TIF process. He said they have been through three hoops (BOS and the EDC), voted to go forward with the TIF, and now it goes to the voters.

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to close the public hearing on RSA 162-K:4. Motion carried – all in favor.

III. Public Hearing: Baggage Building/Welcome Center – Dubois/King

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to go into a public hearing on the Welcome Center. Motion carried – all in favor.

Mr. Dean wanted to recognize everyone involved in this project. This is a required public hearing. The project involves the restoration of the former baggage station.

Scott Bourcier, of Dubois and King, gave a presentation on the Dubois and King study. He said the purpose of the study was to address the key deficiencies and develop a regional

transportation hub. He talked about the project area and said ridership has grown 216%. In 2006, 40% of the riders were resident and 60% were non-residents. They are hoping to have more out-of-towners ride the train. There are five alternatives he proposed for the station. The fifth alternative is the rehab of the existing baggage building with a cost of \$490,000. It meets all goals and allows an expansion of the railway by PanAm.

Mr. Bourcier said it is now up to the Board to vote and approve an alternative.

Dennis Brady asked how much has been spent on this project so far. He also wondered how much more was needed to get to where they need to be and how much the total project will cost. Mr. Bourcier said the study to come up with alternatives cost \$36,000 and the total project construction cost is estimated at \$490,000.

Brandon Stauber asked about the original article from 2011 regarding this. He also wondered what the maintenance costs would be for the building. Mr. Dean said the original article in 2011 reflected a \$403,200 figure for the project. He also said they have not looked at a figure for maintenance yet.

Bob Hall, of the Exeter Station Committee, said alternative 5 is the best choice to go on to the state for review.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to close the public hearing. Motion carried – all in favor.

Mr. Dean said there does not need to be a financial decision tonight, it is to understand a preferred alternative given Dubois and King to pass on to the NHDOT.

Chairman Clement said if they pick tonight, are they obligated to enter into an agreement tonight. Vice Chair Chartrand said they should recommend alternative 5 to the DOT and then they can find out how much money it will cost.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to recommend alternative 5 and let the process move forward. Selectman Quandt asked about the process. Mr. Bourcier went through the process. He said right now has an agreement only to complete the study. Chairman Clement said he is reluctant to commit the taxpayers to this because they haven't even voted on it yet. He asked when they need to make a selection. Mr. Bourcier said a decision had to be made tonight and explained why, saying the DOT needs it for a deadline. The DOT needs to know where the money is being allocated. If the vote is not taken tonight they could lose grant money for the project. With a Motion on the table Chartrand and Quandt voted yes and Clement voted nay – Motion carried.

IV. Marriage Fee Proposal – Town Clerk

Andrea Kohler, Town Clerk, talked about having a fee for the getting married by a Justice of the Peace at the Town Hall. Currently, there is no fee. She would like to charge \$40.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to accept the Town Clerk’s proposal to charge \$40 for solemnization of marriage. Motion carried – all in favor.

b. Old Business

I. Lincoln Street Second Reading 2 Hour Parking

A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to open the discussion on the Lincoln Street second reading. Motion carried – all in favor.

Jim Batchelder, a Garfield Street property owner, said he is concerned that if the parking is limited then people will park in areas around Lincoln Street (Garfield Street being part of that area). He said he talked to Selectwoman Gilman about the area impacted. Vice Chair Chartrand explained why it is just the west side of Lincoln. Chairman Clement said it is important to have maps so people can get a visual.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to close the public hearing. Motion carried – all in favor.

7. Regular Business

a. Bid Openings/Surplus Declarations

Chairman Clement gave the following bids for the Ground Water Plant piping:

1.	American Excavating Corporation	\$855,910
2.	D & C Construction Company	\$822,259
3.	Kingsbury Company	\$854,445
4.	Northeast Earth Mechanics	\$846,456.55
5.	JA Polito & Sons	\$896,073
6.	Moaratty & Sons	\$1,043,325.10

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to turn this over to the engineering consultant for recommendation. Motion carried – all in favor.

b. Tax, Water/Sewer Abatements & Exemptions

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to deny the abatement for map 95, lot 82 in the amount of \$4,317.01. Motion carried- all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to approve two veteran's credits both in the amount of \$500 for map 68, lot 6, unit 447, and map 62, lot 7. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to approve three elderly exemptions for map 70, lot 15; map 104, lot 79, unit 316; and map 103, lot 13, unit 17 in the amount of \$183,751, one elderly exemption for map 104, lot 79, unit 137 in the amount of \$152,251, and one elderly exemption for map 104, lot 79, unit 116 in the amount of \$236,251. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to approve two disability exemptions for map 63, lot 102, unit 38 and map 87, lot 14, unit 4B both in the amount of \$125,000. Motion carried - all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to approve the religious property exemption for map 29, lot 26 for the total value of the property. Motion carried – all in favor.

Mr. Dean said there was an abatement request for map 87, lot 14, unit 4A in the amount of \$185.59. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to move the abatement. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to approve the abatement request for map 110, lot 2, unit 35 in the amount of \$98.91. Motion carried – all in favor.

There is a letter in the packet from the Deputy Tax Collector and Finance Director recommending abatement for tax bills deemed uncollectable. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to write off \$95,037.75 in current use tax and \$2,365.61 in yield tax receivables from old manual bills deemed uncollectable for the years 1999 to 2007. Motion carried – all in favor.

There is a HealthTrust application and participation agreement in the packet. Mr. Dean read Exhibit A Certificate of Authorizing Resolution to the Board. A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to move this Certificate of Authorizing Resolution. Motion carried – all in favor.

Next, Mr. Dean read Addendum 3A HealthTrust, Inc. Combination of Entities for Rating Purpose Certificate of Authorizing Resolution. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to move said Addendum. Motion carried – all in favor.

Lastly, Mr. Dean read Certificate of Authority for the Household Hazardous Waste Collection Day 2014 and a Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to move said Certificate. Motion carried – all in favor.

c. Permits & Approvals

None.

d. Town Manager's Report

Mr. Dean talked about the following:

- The retirement party for the assessor is on Friday and all are invited. The town is working on some potential options to fill the position.

e. Legislative Update

None.

f. Selectman's Committee Reports

Vice Chair Chartrand had nothing to report.

Chairman Clement said Conservation Committee and River Study were to meet.

Selectman Quandt had nothing to report.

g. Correspondence

The following correspondence were included in the packet:

- A letter from Robert Eastman regarding a NH Right To Know request on solar information
- A Conservation Committee Memorandum about a State Shoreland Urban Exemption Application
- A letter from Jennifer Perry to NHDOT about the NHDOT Municipal Bridge Aid Program
- A letter from Bruce DeMay from NHES regarding Exeter's community profile.
- A letter from Anush Hansen about downtown pedestrian/driver safety

7. Review Board Calendar

Chairman Clement said the next BOS meeting will be March 10. At which time they will have the third reading on Lincoln Street.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to adjourn the meeting at 9:30 pm. Motion carried – all in favor.

Respectively submitted,

Nicole McCormack
Recording Secretary