

Draft Minutes

Exeter Board of Selectmen

March 10, 2014

1. Call Meeting To Order

Chairman Don Clement called the meeting to order at 7:00 p.m. in the Nowak Room of the Exeter Town Offices building and introduced the other members of the Board. Other members present were: Selectman Frank Ferraro, Vice Chairman Dan Chartrand, Selectwoman Julie Gilman, Selectman Matt Quandt, and Town Manager Russ Dean.

2. Public Comment

Harry Thayer spoke about Article 21, summarizing his comments from the last BOS meeting. The land upon which the Great Bay Kids (GBK) wants to build their facility was designated 40 years ago as a recreational park. The intent was for it to be a recreational park. The process used to create Article 21 is questionable: neither the Planning nor the Zoning board was approached. There was no transparency: the project was discussed in a closed-door meeting then the minutes of that meeting were sealed. Finally, can we trust our Selectmen to form a good, viable agreement with the Great Bay Kids regarding Map 69 Lot 4? GBK Company is a private company which will need a \$7500 consulting/monitoring fee. The bottom line is that this article is a win-win for the Great Bay Kids Company and a loss-loss for taxpayers, who will be stuck supporting a private entity.

Mark Paige spoke in response to Mr. Thayer regarding Article 21. The process has been followed: there have been 5 public votes, two months of public debate, and three amendments proposed, all of which have failed. Now the article is going to voters. Mr. Paige sees a number of merits to the proposal. First, Article 21 allows the town to negotiate the area to be used. Also, the GBK will pay the lease on the property. The facility meets a high need in the area: infant care. The law recognizes the intent of the property through the deed. Mr. Paige stated that the GBK only wants to use 2 of 22 possible acres. The parking at the recreational area will improve, and GBK will bear the cost of that improvement. He thanked the Board for their time and consideration.

Stephanie Canty thanked the members of the BOS for the support they give the Town. "I admire you and what you do for us," she said, and wished the two members whose positions were up for voting the next day good luck.

Paul Royal is a relative newcomer to Exeter, having only lived here 12 years. He said that he does trust the BOS and Town Manager to do what's best for the Town, and trusts that the townsfolk will make the right decision as well. He feels that the GBK facility would be a win-win for both the Town and the GBK Company. He feels this despite the fact that the facility won't be completed in time for his kids to benefit from it.

He noted that he'd seen signs recently saying "Save the Rec!" His question is: save it from what? The kids that want to use it? He reiterated that he is certain that a fair lease will be brokered.

Public Comment closed at 7:11 p.m.

3. Minutes and Proclamations

a. Minutes of Regular meeting of February 10th, 2014:

Selectman Ferraro had an amendment to Page 3, paragraph 9, replacing the word "done in the final draft" with the word "so" in the 4th sentence. Also, in the next sentence, the phrase "...on more than one occasion..." should be inserted after the word "asked." The corrected phrases should read: (corrections underlined)

'Selectman Ferraro said this was not so. He said Mr. Samiljan was asked on more than one occasion if he had anything to offer . . .'

Chairman Clement noted that in the 5th paragraph of Page 4, the word "...not..." should be added after the phrase "...vegetative buffers have...". The corrected sentence should read:

'Chairman Clement said in this proposed area all vegetative buffers have not been depleted.'

It was moved by Chairman Clement and seconded by Selectwoman Gilman to accept the minutes as amended. 4 voted in favor; 1 abstained. Motion passed.

b. Minutes of Regular meeting of February 24th, 2014:

There were no amendments to these minutes. It was moved by Selectman Chartrand and seconded by Selectman Quandt to accept the minutes as presented. 3 voted in favor; 2 abstained. Motion passed.

4. Appointments

It was moved by Selectman Chartrand and seconded by Selectwoman Gilman to accept the appointment of Laura Davies as a Regular Member of the Zoning Board of Assessment, term to expire April 30, 2016. All voted in favor. Motion passed.

5. Discussion/Action Items

a. New Business

i. Assessing Agreement: Municipal Resources

Chairman Clement summarized the main points of the proposed agreement with Municipal Resources, Inc. MRI was contacted in the wake of John DiVittori's

retirement as Town Assessor. MRI will assign someone to work in Exeter 2-3 days per week. They will also undertake a review of the Assessment Department's structure and practices by not later than May 15th of 2014. This company contracts with several municipalities in New Hampshire and has a lot of experience in this field. It would take over all of the assessment department activities. The monthly cost if the tri-cyclic assessments are continued is \$7,350 (the 30/30/30 program – i.e. 30% of properties are assessed every 4 months). It will cost \$4,700 per month to have someone in 2-3 days per week.

Chairman Clement recommends that the Town of Exeter accept this as an interim contract until the end of the year, at which point a review will be made to see how things are going. Selectman Ferraro feels that the Town could pass on the tri-cyclic assessments for now, then during the end-of-year review, re-evaluate that aspect of the contract.

Selectman Chartrand asked Town Manager Dean to clarify how this contract might work. Town Manager Dean stated that at any time, the cyclical evaluations can be initiated: the contract establishes the costs up front, should the Town wish to access that option. Selectman Chartrand was concerned that this would create a problem with the Town falling behind on its assessments, but Town Manager Dean does not think that will be an issue.

The idea, Town Manager Dean further clarified, is to be in compliance with State regulations. Exeter's last statistical update occurred in 2010; the next one should have been in 2013 as an additional budget item.

Chairman Clement moved and Selectwoman Gilman seconded a motion to instruct the Board of Selectman Chairman to sign the agreement with Municipal Resources, Inc., on behalf of the Board of Selectmen, locking in prices for both the cyclic and non-cyclic activities. All voted in favor. Motion passed.

Town Manager Dean noted that the DRA must approve the contract as well.

b. Old Business

i. Bid Award: Groundwater Plant Piping

After review by Weston and Sampson, Town Manager Dean is recommending that the bid for the Water Main Improvement Projects be awarded to the lowest bidder, D&C Construction Company, in the amount of \$822,259.

It was so moved by Selectman Chartrand and seconded by Selectman Ferraro. All voted in favor. Motion passed.

ii. Lincoln Street 2 Hour Parking: Third Reading

It was moved by Selectman Quandt and seconded by Selectman Chartrand to open the Public Hearing. All voted in favor. Motion Passed. The amended proposal – to enact a 2-hour parking limit on Lincoln Street on the Westerly side of the street beginning 175 feet from the corner of Main Street and running approximately 530 feet southwest along Lincoln Street – was read aloud. There was no Public Comment. It was moved by Selectman Quandt and seconded by Selectman Chartrand to close the Public Meeting. Motion passed unanimously.

It was moved by Selectman Chartrand and seconded by Selectwoman Gilman to adopt the Lincoln Street 2-hour Parking Proposal as read.

The Board discussed several aspects of the proposal. Selectman Ferraro asked a question clarifying how far down the proposed 2-hour parking limit would end. Also, if this is voted in tonight, will Public Works be notified immediately to put up signs? Town Manager Dean stated that they would. Selectwoman Gilman noted that the Train Station representative is still interested in talking to the Board about parking at the Train Station. Chairman Clement agreed that parking for the Train needs to be discussed as a separate issue. Also, Selectwoman Gilman asked whether painting the lines had been discussed at the last meeting (which she missed), and was told it had.

Voting commenced: all voted in favor. Motion passed.

iii. Fogg Rollins Update: Cemetery Acceptance

The cemetery is a very small one consisting of two plots. Formal easements were discussed at one point. Access was also discussed: according to statutes (which were read aloud), the Town, once it accepts ownership of the plots, can give access via letter to those who request it. If the Board accepts these plots, a new check for \$10,000 – designated for the perpetual care of the plots – will be written.

Selectwoman Gilman noted that with the dissolving of the Trust which formerly managed the plots, new Trustees are needed. Chairman Clement clarified that the Board of Selectmen will be the new Trustees until someone comes forward or is appointed to serve that role.

It was moved by Selectman Chartrand and seconded by Selectwoman Gilman that the cemetery be accepted, with the Town preserving access in accordance with RSA 289:14 (Right of Way to Private Burial Ground); and that the Board accept \$10,000 for the perpetual care of the plots. All voted in favor. Motion passed.

6. Regular Business

a. Bid Openings/Surplus Declarations

Bids have been received for the Larry Lane Groundwater Construction, facility piece. Town Manager Dean noted that this is one part of a 6.35 million dollar appropriation approved in 2012. Jeff Provost, after approaching the Board and reviewing their copy of one of the bids, noted that Bid Alternate A refers to the Stadium Well improvements.

Bids were received as follows:

<i>Company</i>	<i>Base Bid</i>	<i>Bid Alternate</i>
• D&C Construction	\$4,108,000	\$339,500
• Penta Corporation, Milton, NH	\$4,455,000	\$404,000
• Kinsman Corporation	\$3,930,000	\$360,000
• Methuan Construction	\$4,337,439	\$352,000
• Apex Construction, Rochester, NH	\$3,873,000	\$300,000
• T Buck Construction, Auburn, ME	\$4,410,000	\$333,000

It was moved by Selectman Chartrand and seconded by Selectwoman Gilman to turn the bids, as listed and received above, over to the Public Works department for review and recommendations. All voted in favor. Motion passed.

b. Tax, Water/Sewer Abatements & Exemptions

ABATEMENTS:

Map/Lot	Location	Refund	Year
87/14/19b	19 Second St Pinecrest Pk	208.47	2010
87/14/19b	19 Second St Pinecrest Pk	515.04	2011
87/14/19b	19 Second St Pinecrest Pk	516.83	2012
87/14/19b	19 Second St Pinecrest Pk	447.72	2013

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to approve all four of the abatement requests as listed above. All voted in favor. Motion passed.

VETERAN'S CREDIT

Map/Lot	Location	Credit
65/169	15 Prospect Street	500.00
68/6/526	5 Sterling Hill Ln U526	500.00
95/64/130	21 Cherry St	500.00
52/104	3 Allen Street	Denied

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to approve three veteran's credits for Map 65 Lot 169, Map 68 Lot 6 Unit 526 and Map 95

Lot 64 Unit 130 in the amounts of \$500.00 each as listed above. All voted in favor. Motions passed.

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to deny the veteran's credit for Map 52 Lot 104 on 3 Allen Street. All voted in favor. Motion passed.

ELDERLY EXEMPTIONS

<u>Map/Lot</u>	<u>Location</u>	<u>Exemption Amount</u>
104/79/514	514 Exeter River Landing	183,751
80/4/2	2 Boulder Brook Dr	183,751
64/105/58	58 Hayes MH Park	152,251
80/7/2	3 Lexington Ave	236,251
104/79/110A	110A Exeter River Landing	152,251

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to approve the elderly exemption for Map 104 Lot 79 Unit 514 in the amount of \$183,751. All voted in favor. Motion passed.

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to approve the elderly exemption for Map 80 Lot 4 Unit 2 in the amount of \$183,751. All voted in favor. Motion passed.

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to approve the elderly exemption for Map 64 Lot 105 Unit 58 in the amount of \$152,251. All voted in favor. Motion passed.

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to approve the elderly exemption for Map 80 Lot 7 Unit 2 in the amount of \$236,251. All voted in favor; motion passed unanimously.

It was moved by Selectwoman Gilman and seconded by Selectman Chartrand to approve the elderly exemption for Map 104 Lot 79 Unit 110A in the amount of \$152,251. All voted in favor; motion passed unanimously.

c. Permits

There were no permits.

d. Town Manager's Report

Mr. Dean talked about the following:

- The Town report is available and will be available tomorrow for the elections.
- A petition has been received from Unitil for a gas easement with the surplus property. The Public Hearing for that will be next week. The Town of Stratham has expressed an interest in this as well.

- Follow-up on the Baggage Station/Welcome center restoration: there will be a meeting with the NHDOT on March 18th, 2014 regarding the next steps in this project.

Mr. Dean also expressed thanks to the Lincoln School, Dick Keays and Helen Burnham for the opportunity to read to students as part of the “Read Across America” program.

e. Legislative Update

There were no updates.

f. Selectmen’s Committee Reports

Selectman Ferraro reported that there will be a meeting of the Water/Sewer Advisory Committee on Wednesday, March 12th, and that the Planning Board will be meeting Thursday, March 13th.

Selectman Chartrand noted that the Exeter Economic Development Commission meeting has been postponed for one week.

Selectwoman Gilman reported that according to the Train Committee, train usage is going up 10% per year. Parking is going to become an issue and needs to be discussed. Also, there is a Heritage Commission meeting on Wednesday, March 12th: they would like to begin acquiring books to use as resources for both the public and the Commission.

Selectman Quandt had nothing to report.

Chairman Clement reported that he met with the three members of the Watershed Integration for Squamscott River Committee. He spoke with Mrs. Perry, Kristin Murphy and Von Aulock about the “triple bottom line” i.e. the socio/economic/environmental gains of reducing nitrogen in the Squamscott River. Three towns front on the river.

g. Correspondence:

The following correspondence was received and included in tonight’s packet:

- A letter from Greg Cousoule regarding the huge pile of snow that has been deposited on the railroad property. He included pictures of the hazard.
- A memo from Supervisor Devonshire of the Exeter Police Department regarding upgrades to the CodeRed notification system.

7. Review Board Calendar

Election Day will be held tomorrow from 7a.m. – 8 p.m. Town residents will be voting on several Town and School issues as well as committee and board appointments.

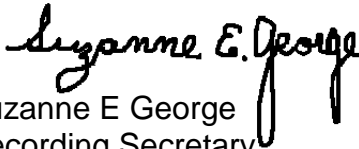
8. Non-Public Session

There was no non-public session.

9. Adjournment

It was moved by Town Manager Dean and seconded by Selectwoman Gilman to adjourn. All voted in favor. Motion passed and meeting adjourned at 8:03 p.m.

Respectfully Submitted,


Suzanne E George
Recording Secretary