

## Final Minutes

### Exeter Board of Selectmen

January 21, 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 Chairman Dan Chartrand, Selectman Frank Ferraro, Selectwoman Julie Gilman, and Selectman Matt Quandt. Town Manager Russell Dean was also present.

#### **2. Public Comment**

There was no public comment.

#### **3. Minutes & Proclamations**

##### **a. Regular Meeting: January 6, 2014**

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to accept the minutes of the January 6, 2014 BOS meeting as respectfully submitted by Nicole McCormack, recording secretary. Motion carried – all in favor.

##### **b. Special Meeting: January 13, 2014**

A Motion was made by Vice Chair Chartrand and seconded by Selectman Ferraro to accept the minutes of the January 13, 2014 BOS special meeting as respectfully submitted by Nicole McCormack, recording secretary. Motion carried – all in favor.

##### **c. Special Meeting: January 14, 2014**

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to accept the minutes of the January 14, 2014 BOS special meeting as respectfully submitted by Russ Dean, town manager. Motion carried – all in favor.

No proclamations.

#### **4. Appointments**

No appointments.

## **5. Discussion/Action Items**

### **a. New Business**

#### **I. Icey Hill Cooperative: CDBG Public Hearing**

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

Information packets were available to the public.

Mr. Dean said there is a 15 unit manufactured home park in town that is seeking improvements. They are seeking the towns support for a grant application up to \$500,000.

Donna Lane read the following on Proposed Icey Hill Coop Infrastructure Project:

Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available on a competitive basis for public facility and housing projects, up to \$500,000 for economic development projects and up to \$350,000 for emergency activities. All projects must directly benefit low and moderate income persons. Up to \$12,000 per study is available for Planning Grants.

The purpose of this Community Development Block Grant funding request is a proposed application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant funds. The majority of the funds will finance tying the water and septic system into the municipal systems to remedy issues at Icey Hill Cooperative, a 15 unit manufactured housing park located at 55 Deep Meadows in Exeter. The majority of the residences are low and moderate income households. The remaining funds will finance the administrative costs of the CDBG project.

This project conforms with Exeter's Housing and Community Development Plan's Goal of: GOAL – The Town of Exeter should seek to promote an environment within which each resident can secure adequate affordable housing in safe, healthy and attractive neighborhoods, with good quality water and wastewater systems.

The public was then asked for comments. There were no public comments.

Selectman Ferraro asked if there would be 15 different water and sewer taps. Ms. Lane said there will be 15 separate accounts and meters.

A Motion was made by Selectwoman Gilman and seconded by Selectman Quandt to close the first public hearing. Motion carried – all in favor.

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

Ms. Lane read the following on Housing and Community Development Plan:

No changes to the existing Housing and Community Development Plan are proposed at this time. This project conforms with Exeter's Housing and Community Development Plan's Goal of: GOAL – The Town of Exeter should seek to promote an environment within which each resident can secure adequate affordable housing in safe, healthy and attractive neighborhoods, with good quality water and wastewater systems.

The public was asked for comments. There were no public comments.

A Motion was made by Selectwoman Gilman and seconded by Selectman Quandt to close the second hearing. Motion carried – all in favor.

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

Ms. Lane read the following on Residential Antidisplacement and Relocation Assistance Plan:

Although this project does not involve any displacement or relocation of persons (or businesses), if the Town were to undertake a CDBG project which involved displacement or relocation they would follow this plan. The plan outlines the measures they would take to find comparable, suitable housing for persons (or businesses) displaced or relocated.

The public was asked for comments. There were no public comments.

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

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to readopt the Housing and Community Development Plan. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to adopt the Residential Antidisplacement and Relocation Assistance Plan. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to approve the submittal of the application and vote to authorize the Town Manager to sign and submit the application, and upon approval of the CDBG application, authorize the Town

Manager to execute any documents which may be necessary to effectuate the CDBG contract.  
Motion carried – all in favor.

## **II. FY14 Budget and Bond Hearings**

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to open a public hearing on bonds. Motion carried – all in favor.

Mr. Dean talked about the three bonds. The first is Article 6 on the draft warrant – Wastewater Facility Design and Engineering. This article is to see if the Town will vote to raise and appropriate the sum of five million dollars (\$5,000,000) for the engineering design of a Wastewater Treatment Facility, Main Pump Station, and CSO Abatement Upgrades.

The second bond is for Article 7 – Replacement and Rehabilitation of Water and Sewer Mains. This article is to see if the Town will vote to raise and appropriate the sum of one million six hundred thousand dollars (\$1,600,000) for the replacement and rehabilitation of water mains and sewer lines on Lincoln Street from Front Street to Main Street, Railroad Avenue, and Winter Street. Mr. Dean said \$1.4 million will come from the Water Fund and \$200,000 will come from the Sewer Fund. He also mentioned that Daniel Street and Fremont Street will be added to the list.

Harry Thayer asked how much the general fund is going to participate. He said this will not only benefit water users, but will be used for fire protection.

Nora Arico, resident, said she is concerned how taxpayers are going to pay for all these bonds.

Brian Griset, resident, said people should know these upgrades to Lincoln Street are required for the new Water Treatment Plant. He said they do need this article to pass.

The third bond is Article 8 – Great Dam Removal Petition. This article is to see if the Town will vote to raise and appropriate the sum of one million seven hundred eighty-six thousand seven hundred and fifty-eight dollars (\$1,786,758) for the purpose of removing the Great Dam and restoring Exeter River.

Brian Griset said this is the only solution that corrects all the problems with the Dam. He encourages all voters to become educated about this.

Mike Lambert said the River Study Committee will meet February 6 from 7-9 pm at the library if anybody has any questions about this.

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

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

Mr. Dean said August and September each year the department heads give their budget recommendations to his office. They just went through the budget process. He said they are 90% through the process at this point. He continued with a Power Point presentation, talking next about the FY14 Budget Format Changes. He talked about Factors Impacting FY14 General Fund including the 53<sup>rd</sup> payroll week, retirement costs, paving funds, position additions/changes, and a 1.5% cost of living adjustment.

The FY14 proposed budget is \$17,075,046. The default budget is \$16,943,390. Mr. Dean talked about the budget components for FY14 – General Fund, saying the Economic Development Director position is in this.

Chairman Clement asked if there were any public comments/questions on the General Fund.

Mike Schidlovsky, President of the Exeter Chamber of Commerce, read a letter of support on behalf of the Chamber of Commerce saying they are in support of adding the Economic Development Director position.

Mike Lampert asked if there have been any changes in the Rayne's roof money. Chairman Clement said there was some grant money they used so the money went from \$30,000 to \$22,000.

Allan Corey talked about the Rayne's Farm roof, saying the citizens of Exeter own this barn and he encourages the voters to have the roof repaired. He then spoke about the Economic Dev. Director position saying this person would have to add \$14 million in taxable property to pay for their salary. He said they should look towards real estate agents in town if residents are looking to sell their property and is not in favor of the position.

Nelson Lorenzo made comments regarding the Economic Dev. Director position. He is still skeptical of the position.

Mr. Dean said the job description spells out the metrics of the position. The person will report to the Town Manager and work closely with the BOS too.

Jerry Hamel said he is in support of the position. He wondered what will happen if this person is not able to function though, asking if there is recourse.

Brian Griset recommended bringing in an independent contractor instead of hiring an employee.

Allan Corey said the new employee will not bring in the \$14 million in taxable income in one or two years so the Town will be at a deficit.

Mike Schidlovsky said they can't just measure this person on the taxable income. They should be focusing on generating jobs.

Mike Lampert asked if Sylvia Von Aulock has been asked to give more, saying she is capable of the Economic Dev. Director's duties.

Chairman Clement asked if the Board have any questions. They said they would comment after public hearing is closed. Chairman Clement said they would now move to the Water operating budget.

Mr. Dean said the proposed budget is \$2,538,457. The default budget is \$2,409,813.

Jerry Hamel asked if they will be seeing something on the rate increase. Bob Kelly said they will be discussing this at February's Water/Sewer Advisory Committee's meeting. He said the new projects will impact rates in some ways. As of right now, there is no change in the water rates. He talked about the Water Fund, saying there is plenty of money in it. He said the dollar increase over FY13 which was in Mr. Dean's presentation says \$236,330. He said reserves will offset various projects and the FY14 should actually be the same at FY13, bringing it to \$2,302,127.

Mr. Dean moved on to the Sewer Fund budget. The proposed FY14 budget is \$2,412,706. The default is \$2,432,299. This is a 1.84% increase from FY13.

Mr. Dean said there is a letter in the packet from Mr. Kelly that reflects some different Sewer numbers.

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

### **III. 2014 Town Warrant**

Mr. Dean went through the Town Warrant. He started first with Article 6 – Wastewater Facility Design and Engineering. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to recommend Article 6. Motion carried – with a 5-0 vote.

Vice Chair Chartrand said he would rather have either a recommendation or not but have a vote at the end of the Motion. He would like to keep it the way it has been. Selectman Ferraro said it will be more transparent to have a vote. Chairman Clement said he does not see a problem with having a vote. Vice Chair Chartrand explained he would like to keep it just a recommendation or not to show the Board as a single executive. Dennis Brady, an Exeter resident, said he thinks it will be more transparent for the voters and he does not see any valid

reason not to have it. Donna Shlachter and Nora Arico, Exeter resident, agreed. Selectman Quandt said he would like to keep consistency. Selectwoman Gilman would like to distinguish yea or nay. With Gilman, Ferraro and Clement agreeing to put the vote in, that is how the Motions will end.

The next article discussed was Article 7 – Replace and Rehabilitation Water and Sewer Mains. A Motion was made by Selectman Ferraro and seconded by Selectwoman Gilman to recommend approval of Article 7. Mr. Dean added Daniel Street and Fremont Street to the article and took out Railroad Avenue. Motion carried – with a 5-0 vote.

The next article discussed was Article 8 – Great Dam Removal Petition Article. A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to not recommend Article 8 for approval. Vice Chair Chartrand said this is his toughest vote. He said he will not recommend this article. He feels they were rushed on this. He thinks they can do better. Selectwoman Gilman appreciates the initiative of the citizens and says she has made her position clear that she cannot support this. She said she has to stay with her position. Selectman Ferraro said he would be voting to recommend this article. Chairman Clement said this has been in the works for a long time. He said if he is going to be in for dam removal in the future he might as well be in for it now. He said this is an opportunity to put it on the ballot and apply for a grant. He said even if they come back in the future, they couldn't take advantage of what they can now. Selectman Quandt said he feels it has been rushed too. He votes down this article and wants to give it another year. With a Motion on the floor, Chairman Clement called for a vote. Motion granted – with a 3-2 vote.

The next article discussed was Article 10 – Operating Budget. Mr. Dean read the article. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to recommend the Operating Budget. Selectman Ferraro asked to revisit three issues. The first was the Rayne's Farm roof repair. He said the voters have spoken that they do not want to pay the money for repairing the roof. He said it was the only warrant that failed in 2013, so he would recommend removing \$22,000 from the conservation item. Vice Chair Chartrand said they have already had this discussion. Chairman Clement said there is a Motion on the floor. Selectman Ferraro said this is out of order. He said they should talk about the budget then the warrants. As a courtesy to Selectman Ferraro, Vice Chair Chartrand and Selectman Quandt withdrew their Motion and second.

A Motion was made by Selectman Ferraro to remove \$22,000 from the Conservation line item. With no second, the Motion fails.

The next item Selectman Ferraro wanted to discuss was the Fire Department overtime. A Motion was made by Selectman Ferraro and seconded by Chairman Clement to reduce the Fire Department overtime by \$50,000 this year and ask the department to look for additional savings. Chairman Clement asked what line he was pertaining to. Selectman Ferraro said the Fire Suppression line. Chairman Clement said he would like to suggest that Mr. Dean look at overtime in all departments to assess why there is so much overtime and look at ways to better

manage it and reduce it. With a Motion on the floor, Chairman Clement called for a vote. Motion denied – with a 1-4 vote.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to recommend Article 10 – Operating Budget. Motion carried – with a 4-1 vote.

The next article to be discussed was Article 11 – Water Operating Budget. Mr. Dean read the article and talked about Mr. Kelly's aforementioned suggestions. Selectman Ferraro said at the Budget Recommendation Committee they pointed out the need to show the ratepayers what they are spending. He said this is setting a new practice to take money out of reserves. Selectman Quandt said he thinks they should let Water & Sewer sit on this and the Board just vote on the original warrant in front of them. Chairman Clement said they would leave the original numbers in the article.

A Motion was made by Selectman Ferraro and seconded by Vice Chair Chartrand to recommend the original warrant Article 11 with the original budget being \$2,538,457 and the default budget being \$2,409,803. Motion carried – with a 5-0 vote.

The next article to be discussed was Article 12 – Sewer Operating Budget. A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Gilman to recommend Article 12 – Sewer Operating Budget. Motion carried – with a 5-0 vote.

The next article was Article 13 – Exeter SEIU 1984 and Town of Exeter Collective Bargaining Agreement. A Motion was made by Selectman Quandt and seconded by Vice Chair Chartrand to recommend Article 13. Motion carried – with a 5-0 vote. Mr. Dean said this warrant has been ratified and ready to go.

The next article was Article 14 – Human Service Agencies. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to have the Selectboard recommend Article 14 – Human Service Agencies. Motion carried – with a 5-0 vote.

The next article was Article 15 – Sidewalks Capital Reserve Fund and Funding. A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Gilman that the Selectboard recommend Article 15 – Sidewalks Capital Reserve Fund and Funding. Motion carried – with a 5-0 vote.

The next article was Article 16 – Town-wide Facilities Plan. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt that the Selectboard recommend Article 16 – Town-wide Facilities Plan. Motion carried – with a 5-0 vote.

The next article was Article 17 – Growing Oakland's Elliott Property Acquisition. A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Gilman that the Selectboard recommend Article 17 – Growing Oakland's Elliott Property Acquisition. Chairman Clement said he would like to add a sentence to the article that gives the Town the ability to



accept all grants related to the project. Selectman Ferraro said he will vote against this and the main reason he is opposed is because the property already has an easement across it. Motion carried – with a 3-2 vote.

The next article was Article 18 – Adopt RSA 79-E. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt that the Selectboard recommend Article 18 – Adopt RSA 79-E. Motion carried – with a 5-0 vote.

The next article was Article 19 – Adopt RSA 162-K. A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt that the Selectboard recommend Article 19 – Adoption of RSA 162-K. Selectman Ferraro said he does not understand the need for this article. He said he is opposed to including this in the warrant at all. Selectwoman Gilman said she is conflicted about this. Mr. Dean said the Economic Development Committee supported this and passed it along. Vice Chair Chartrand explained the EDC's process on this. Chairman Clement said he is not comfortable with doing this. Motion carries – with a 3-2 vote.

The next article was Article 20 – Increase Local Option Fee to Fund Transportation. A Motion was made by Selectwoman Gilman and seconded by Vice Chair Chartrand to recommend Article 20. Selectman Ferraro said he is opposed and Selectman Quandt said he has to vote against this at this time. Motion carried – with a 3-2 vote.

The next article was Article 21 – Authorize Selectmen to Negotiate Long Term Lease with Great Bay Kids Company. Mr. Dean read the article. Kelly Standmen and Katie Rose from Appleseeds Day School were at the meeting. They spoke, saying they think it is unfair that Great Bay got the opportunity for this lease and said no one else was offered this. Ms. Rose added that this property does not seem safe for a child care facility as there is a lot of traffic.

Wendy Monroe, from Great Bay Kids Company, talked about her company. She said they want to expand their program as there is a great need for room for babies and toddlers.

Bob Priar, resident of Exeter and Chair of the ZBOA, said as he thinks it is a great idea for Great Bay to expand, he thinks it is a poor idea to make this a warrant article.

Selectman Ferraro said they should not be giving any advantages to one organization over another.

Vice Chair Chartrand said affordable quality daycare is vital in this area. He said he is going to vote for recommendation.

Selectwoman Gilman said she is grateful for what Great Bay does. She does not think this piece of property is safe and she said she cannot support this.

Selectman Quandt said they gave them the option for a warrant article and they need to stick to it.

Chairman Clement said this could be the first step in a long process. There is a lot to be considered here. If the town people vote on this in March it is going to be a long process until they even start building.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Quandt to recommend this article for the ballot. Motion carried – with a 3-2 vote.

The next article discussed was Article 22 – Petition Article – Keep New Hampshire Free of Transporting Tar Sands Oil. Ms. Marshall spoke in support of this. She explained how a pipeline can be harmful to NH and how leaks can be harmful. She said NH would only reap environmental damage. The Board said they do not make a recommendation on this.

The next article discussed was Article 23 – Citizen’s Petition: New Hampshire Resolution to Get Big Money out of Politics. Eric Antisell spoke his opinions on this article, saying it will never happen.

The next and final article discussed was Article 24 – Citizen’s Petition: Energy Exemptions. Mr. Dean said the assessor looked at this. He felt the dollar amount should be included. Town Counsel said it does not need to be in there and it is good to go forward.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Gilman to adjourn the meeting at 10:45 pm. Motion carried – all in favor.

Respectively submitted,

Nicole McCormack  
Recording Secretary