

1. Convene the meeting

Chairman Ingram convened the Board at 7:00PM on the above date. Also present: Paul Binette, William Campbell, Joseph Pace and Town Manager Russell Dean. Robert Eastman, Selectman, arrived at 7:10PM.

2. Introduce members of the Board of Selectmen

The Chairman introduced the members of the Board and the Manager, to both those present and those viewing via Channel 22 on cable.

3. Minutes: 5/9/05:

Mr. Binette moved to accept the minutes of May 9, 2005 as submitted; second by Mr. Pace. VOTE: 4-0.

4. Proclamation: Peace Officers' Memorial Day, May 15th.

Mr. Campbell, in the absence of the Clerk Eastman, read the proclamation (copy attached) proclaiming the week of May 15 through 21st as Exeter Police Week and the 15th as Peace Officers' Memorial Day. Mr. Ingram stated, though not timely, it acknowledges the quality of our police force.

5. Bid Openings: (bid result sheet attached)

Granite curb installations: Mr. Binette moved to refer the bids to the Town Manager and appropriate department and report back with their recommendations; second by Mr. Campbell. VOTE: 4-0.

Wastewater Treatment Plant exhaust fans: Mr. Binette moved to refer the bids to the Town Manager and appropriate department and report back with their recommendations; second by Mr. Pace. VOTE: 4-0.

6. Bid Awards:

DPW bids: Mr. Dean recommended the following for award (for bids opened May 9th):

Pavement reclamation to Bell & Flynn, Inc., of Stratham in the amount of \$1.00 per square yard (low responsive and responsible bidder); Cold Planing of Surfaces to Pike Industries for \$2.10 per square yard (low responsive and responsible bidder); Bituminous Concrete Paving to Bell & Flynn, Inc., in the amount of \$39.50 per ton (low responsive and responsible bidder); Bituminous Sidewalk Concrete Paving to Durell Enterprises, Inc., in the amount of \$64.25 per ton (low responsive and responsible bidder).

Mr. Campbell noted Durell has the lowest per ton price on the sidewalk paving but their curbing price is higher than Bell & Flynn's. He requested Mr. Dean acquire overall figures comparing the tonnage and curbing to substantiate the recommendation of Durell. Mr. Binette noted there are two Durell

companies that bid and questioned which this was. He stated one completed poorly constructed work at the Swasey Parkway a few years ago and requested DPW keep tabs on the scope of their work.

Mr. Campbell moved to approve the three DPW bids as recommended by the Town Manager, holding off on the Sidewalk concrete paving till figures are provided; second by Mr. Eastman. VOTE: Unanimous.

Police Copier: Mr. Dean recommended awarding the bid to Conway Office products for \$5,820. Though the bid was not the low bidder, the service agreement and response time in the past, along with a good working relationship with the company, led Chief Kane to recommend Conway. ***Mr. Pace moved to award Conway Office products the police copier bid for \$5,820; second by Mr. Campbell. VOTE: Unanimous.***

7. Meetings with the Board: Walter Pierce, SAU #16, Business Administrator

Mr. Pierce was present to update the Board on the progress of the new high school project with a slide presentation (may also be viewed in its entirety on Channel 22). Mr. Pierce stated a meeting with the abutters is to be scheduled to keep them informed of the additional tree planting and modified lighting plan. The contractor is ahead of schedule on the building but about 1 ½ months behind on the site work due to the weather.

8. Board Discussion – Chamber of Commerce lease

Tracey McGrail, President of the Chamber, was present and reiterated the good working relationship they have had over these many years with the Town, and provided a growing list of services offered to the Town. They include: Economic Development (working to bring businesses to Town); station committee; school planning (use of old high school); water & sewer work downtown discussion, along with the Portsmouth Avenue water/sewer project; continual parking discussions; holiday lights; Santa's visit; Festival of Trees (originally begun as a Chamber project) from which 130 children from Exeter were given winter clothes this past year; trees on Water Street; hitching posts; town maps and working closely with Town departments.

Regarding the lease, Ms. McGrail stated they 'like where they are' as it's a great location. Instead of a year-to-year lease, the Chamber would prefer avoiding uncertainty and possibly go with a longer one. She noted the Town will be working with consultants to determine how best to utilize the Town Office and Town Hall and, though they shouldn't be a factor when working on the solution, they would like to stay and, if more space is available, would be willing to pay.

Mr. Eastman expressed concern over the \$960 per year lease amount. Utilities for the building in '04 were \$21,000, though that also included District Court and the Gallery. Ann Burke (Gallery One Real Estate) provided an estimated \$10 sq. ft. rental price (per year). It was noted that price is not retail estimates. Mr. Pace stated he would not expect the Chamber to pay "going rate".

Mr. Eastman suggested extending the lease 90 days (till 8/31) to see if the space needs for the two buildings have been discussed and see what their space and rent might be. If extended, the rent should be negotiated but, as per RSA, the Board is only allowed to approve a one-year lease. Mr. Pace asked what other Chambers pay for rent, either privately or to communities. Ms. McGrail stated each situation is different, noting Portsmouth owns their own building; Dover shares the building; Hampton

paid \$1.00 per year for 5 years and then to market price but she's not sure what that is, and she does not believe the Hampton Beach Chamber pays anything.

Mr. Pace stated he felt \$8-9,000 is too high, noting whatever it's raised to the businesses absorb the price. Mr. Binette asked what the square footage is of the district court space vs. what we charged them. Ms. McGrail asked if their air quality will also be tested, as they were not included in the testing for the Court.

Chairman Ingram asked the Town Manager to: (1) work on a 90-day extension; (2) compare costs of other Chambers; (3) provide monetary consideration for what services are provided by the Chamber.

Mr. Campbell moved to extend the lease till 8/31/05 at the current rate; second by Mr. Pace.

VOTE: Unanimous.

9. Meeting with the Board: New Outlook Teen Center

The Teen Center has applied for a 56% exemption of their property based on the use at 120 Front Street. The exemption is based on the square footage of the building with 56% being used for after-school programs for community youth. The remaining 44% is being utilized as a Laundromat (864 sq. ') and a second story apartment (1080 sq. ').

Bonnie McGrenaghan, Treasurer, along with Betty Henneberry (new President) and Whitney Edgar (Community Liaison), was present to answer questions. Ms. Edgar noted the after school and summer programs handle students from the 6 SAW #16 towns, as well as others (no one turned away) with preference to the school district students. Classes offered include cooking, Young Women's Adventures, Boys' Adventures, homework assistance with local tutors, arts programs. The school year program is at no cost to families though off-site trips may cost minimal. The summer adventure program is \$75 for the summer with a few trips at additional costs. Funds are available for those requiring financial assistance.

Ms. Henneberry stated she spends lots of time there and reviews the programs noting no child is turned away and the program is marvelous for kids. She firmly believes that taking care of the students now is better than in later years when problems arise from nowhere to go.

Mr. Pace asked about rental of the property. They own the building and rent out the Laundromat and apartment. They paid \$4800 in taxes (new bill is \$5,303) on a total value of \$279,000. It was noted the exemption is only on 56% of the building, not the land and building. Mr. Dean noted the difference is \$1,015.00

Mr. Binette asked their main reason for applying for the exemption. Ms. McGrenaghan answered to apply more funds toward the teens' programs. Mr. Pace asked why, in December '03, their total assets were \$69,000 but in December '04 they were \$205,000. Ms. McGrenaghan stated they switched from 'cash basis' to 'accrual basis'.

Mr. Binette stated he sees no problem with the exemption but when the Board agrees to these, it places more burdens on the elderly, particularly this year when they are asking for an exemption and received \$6,000 from both the budget and warrant article for the Teen Center. If the exemption is granted, would they not then ask for funds through the social service agencies? Ms. Henneberry

stated the Town, through its warrant article passage, believes in the programs and should do what we can for the kids. The Center has acquired grants to assist with program and provides a safe environment, with someone to listen to them.

Mr. Campbell asked if tax exemptions have been given to other agencies the Town supports through the social service agencies. Mr. Dean will have researched.

Mr. Dean stated there is a precedent to give the exemption and each year there is money budgeted in the 'overlay' account in anticipation of abatements (\$150,000). He noted, too, that in 2004, \$26,151,600 in value was exempted, primarily for elderly exemptions.

Mr. Pace stated abatements have been very generous over the years but those funds for Social Service Agencies in our budget have remained flat for some time, equaling \$130,000 in a \$12 million budget. His concern was the clientele is not all from Exeter but the Town pays 100% of the exemption, though Exeter does in many instances. He considers this an extension of the social services budget.

Mr. Campbell moved to grant an abatement of 56% of the building value for New Outlook Teen Center; second by Mr. Pace. VOTE: Unanimous. Mr. Dean noted this will be applied to the November tax bill.

10. Recreation Director re: Parks Discovery Day

Mike Favreau, Parks & Recreation Director, presented formal invitations to the Board for the 1st Parks Discovery Day on June 11th (copy attached), rain date June 12th. There are events in each of the 4 prominent parks (Town House Common, Gale Park, Gilman Park, and Founders Park) and the day culminates at the 5th park with events and cookout. A field opening ceremony will be held at 1PM, with recent field expansion provided by the Exeter Youth Soccer. Mr. Binette noted the Advisory Committee has worked hard on this with many hours and it should be a big event for all to enjoy.

11. Request to spend unanticipated revenue: Recreation Department.

Mr. Favreau noted the Department/Town has collected funds from number of developments over the years, all in different accounts. This is due to the Town's subdivision rules and regulations allowing for collection of an amount equal to 5% of a development's performance bond being contributed to the Recreation Department for the purpose of funding recreation-related improvements. One of the guidelines includes: "...may establish or expand existing passive or active recreation areas or expand the use of existing recreational facilities..."

Mr. Favreau noted a change in sports trends has seen baseball numbers go down with lacrosse numbers go up (from a registration of 25 to now 125). He is proposing to convert the baseball field at Brickyard Park to a rectangular green space, to handle lacrosse, flag football, etc. There are currently more baseball fields than required but a shortage of green space fields. Mr. Favreau is requesting \$5,000 from the Blackford Development account (currently at \$17,500).

Mr. Pace moved to approve release of \$5,000 from the Blackford Development account for the purpose of site upgrades and related work at Brickyard Park on Kingston Road; second by Mr. Eastman. VOTE: Unanimous.

12. Meeting with Board: Don Clement, Conservation Comm. – trail maintenance.

Donald Clement, Chairman of the Conservation Commission, stated the Commission is charged with overseeing the maintenance of forests, including trail maintenance, to ensure passage is allowed. Periodically, members remove branches and trees that have blocked trails over the winter. Most trails are still manageable.

Last fall, an evaluation of the trails was conducted and the New England Mountain Bike Association/Seacoast Chapter assisted. They concentrated on the Henderson-Swasey Town Forest and many non-main trails were found to be in bad shape. Some can be improved; others were recommended for closing and re-routing away from areas of concern. Some of the areas are low lying areas and very wet; others are steep and erosion has caused repair to be unreasonable. Signs will be placed at the head of the trails to be closed, to keep bikers and hikers away from the problem areas. This will help to heal the trail areas.

The Board thanked Mr. Clement for this update.

13. Meeting with the Board: Joe Kenick Jr., Exeter Sportsmen's Club.

Mr. Kenick was present to update the Board with a proposal for continuing rifle and pistol shooting after concentration of the proposed water treatment plant. He brought up the 1997 lease, noting the action to lease from the Town was approved at Town Meeting by a substantial margin. (This follows up on the 40 year lease from 1955).

He presented plans to allow the Plant and Club to co-exist on the land. It would allow for:

- a 25 yard pistol range;
- provide a berm elevation from 45' to 56' with baffles overhead (keeping projectiles within the range;
- a new 100 yard range that would not line up with the Plant
- chain length fencing and moving the gate but still allowing for shore bait fishing.

He also stated all shooting could be from shooting houses with moveable target frames at 4' height. Access to the combination lock continues with only members entering, along with the Exeter Police Department (honorary member) invited to use both for work-related practice and recreation.

Mr. Kenick also stated Dr. Peddicord proposes re-use of the land, on-site, with lead bearing earth: using it for berms. This would meet EPA standards and save costs. His summary included:

- No reason not to extend the lease as the voters proved they wanted the Club in 1997 with the overwhelming "yes" vote;
- Proposal presented by Dr. Peddicord to address EPA issues;
- Plan presented to show savings to the Town;
- Club needs a long-term lease to make necessary improvements, such as a 49-year lease with necessary attachments.

Mr. Pace felt it not wise to concurrently extend the lease **and** contract with Dr. Peddicord. When and if he makes a determination, then all information could be placed on the table.

Chairman Ingram asked Mr. Dean if he could work out with DES to see if what is proposed could be approved. Mr. Dean thought some findings could be ready in 30-60 days, though they may not be definitive.

Though not to Mr. Kenick's liking, the Board would not commit to a lease approval this evening till further information is available.

14. Town Manager's Report:

- Next regular meeting is June 6th. The Board will meet again with the Hampton Board of Selectmen on June 13th (at Hampton) to further discuss the District Court.
- Town Clerk's office will be closed Wednesday, May 25th for annual training;
- Vision Appraisal representatives will be in town to complete work over the next few months. If questions, call the Assessor's office.
- Mr. Dean attended the unveiling of the PEA stamp last Friday. The event was well attended, including various State Representatives.
- Veteran's Council's Memorial Day parade will be Monday, May 30th with line-up at 9:30AM at the Parkway.
- The Wet Art Auction, benefiting the Swasey Parkway Pavilion was held Saturday to a great success. He congratulated the Trustees for their hard work, noting \$6,000 was raised.

An additional issue of the District Court was discussed. Mr. Dean inquired on whether the Board wished other towns be invited to contribute to discussions. There is concern, including contact with the other Towns by Seabrook, that we're not including them and perhaps we should set up lines of communication.

He reported a 'work session' last week with James Barrington (Hampton's Town Manager) and Paul Deschaine, Stratham's Town Administrator, to review proposed land in question. The Chiefs have held meetings with the other Town's Chiefs and they are working out details. No letter has yet gone to the other town's boards of selectmen.

Mr. Pace noted he was disappointed the Police Chiefs are still chasing the 2 court theory and feels Seabrook gains a lot, as they can be one location and the other may be toward the north of the County. He feels we should reach out to the other towns with a single court idea.

Mr. Dean noted the public meeting on the 13th is with Hampton and feels we should keep with that working group but members of other towns' boards could participate. Mr. Pace noted Seabrook is actively courting other towns and their offer to the State. He feels we should make the 13th meeting as inclusive as possible and not just be an 'Exeter/Hampton' idea.

Mr. Campbell (Board's rep. to the District Court 'Committee') will contact Hampton on whether to invite the other towns' boards and how large a group could their meeting room handle.

15. Permits:

- Use of Nowak Room on June 7th, 8:30-10:30AM for Great Bay Estuaries Commission;
- Town Hall use June 15th for public hearing on region's strategic plan sponsored by REDC;

- Close Front Street on June 12th from 9:30AM to 1PM for PEA graduation or, in case of rain, close Court Street, same hours.
- Woodland Stroll fund raiser on June 18th sponsored by New Outlook;
- Use of Town Hall and Bandstand by Chamber of Commerce for Holiday Open House and Festival of Trees from November 28th through December 2nd;
- Distribution of poppies by American Legion Auxiliary on May 28th from 10AM to 2PM;
- Banner across Water Street to advertise Town Office Employees' Blood Drive on July 18th – banner up July 8 through 19th.

Mr. Campbell moved to approve the permits as presented; second by Mr. Eastman. VOTE: Unanimous.

16. Selectmen's Committee Reports:

- Mr. Pace: Historic District Commission reviewed PEA re-doing of signage on campus. They are very appropriate and very attractive.
- Mr. Campbell also went to the stamp unveiling, as Board representative, and was very impressed. The Conservation Commission considered a proposal by Pierpoint Development for docks and piers going to DES.
- Mr. Eastman: none.
- Mr. Binette: none.
- Mr. Ingram: Alewife Festival is June 4th; Exeter River Study Committee meets June 26th at 9AM; Council on Aging meets in the afternoon. The 25th at Main Street School (7PM), DES will be holding a public hearing re: investigation of levels of inland waters relative to the management of the Exeter River and Colcord Pond Dams.

17. Public Comments: None.

Mr. Pace moved to adjourn; second by Mr. Eastman. VOTE: Unanimous. Time: 9:35PM.

Respectfully submitted,

Barbara A. Blenk
Admin. Asst/H.R. Dir.

attach.