

**BOARD OF SELECTMEN MEETING**

**MINUTES**

**December 19, 2011**

**1. Call Meeting to Order.**

Chairman Robert Aldrich convened the Board at 7:00 pm in the Nowak Room of the Town Office Building. Other members of the board present were: Town Manger Russ Dean, Selectman Don Clement, Selectwoman Julie Gilman, Selectman Matt Quandt, Selectman Frank Ferraro.

**2. Public Comment - None**

**3. Minutes and Proclamations**

**A. Regular Meetings: December 12, 2011**

Mr. Ferraro submit's a notice of changes he wishes to add to the minutes from November 28<sup>th</sup>, 2011. The meeting minutes for December 5<sup>th</sup> are unavailable.

**4. Appointments - None**

**5. Department Reports - None**

**6. Discussion / Action Items**

**A. New Business**

**1. Public Hearing: Getty Land Purchase**

**Mr. Quandt moves to open the public hearing on the Getty Land Purchase. Mr. Clement Seconds. The vote is unanimous. Motion Carries.**

Bob Eastman comes forward. He has about less than ten minutes to say. Mr. Eastman tells the Board he's sure they will discuss this in detail. He had a concern whether this was a clean site. He also asks about the Town having a purchase and sale agreement. The next thing he asks about is whether the 49,000 includes all costs or just the land purchase. On December 13<sup>th</sup> there was an article in the News-Letter that said the property was going to be purchased for \$49,000 and the assessed value was \$258,000 for the land. So again there is the question of a clean site. Eastman points out Aldrich says leftover money in the 2011 budget will be used for the purchase, meaning it would not have an impact on the tax rate or the 2012 budget. Eastman questions Board's authority to use money out of this year's budget to buy the land. Eastman cites several parts of RSA 32 and in his opinion concludes that the Selectmen do not have the authority to buy the land. Eastman discusses RSA 41-14-a passed by the Town giving the Selectmen authority to buy land. He mentions that if 50 signatures are presented the Selectmen cannot execute the purchase and it has to go on the ballot. Eastman then presents the Board with a citizen's petition with 61 signatures on it that stops the purchase and requires the question be put on the Town Meeting ballot.

Brief discussion ensues. Chairman Aldrich indicates the Board now has this petition so nothing further needs to be said as it is irrelevant.

**Mr. Clement moves to close the Public Hearing on the Getty Land Purchase. Mr. Quandt seconds. The vote is unanimous. Motion Carries.**

**Mr. Clement moves to open the public hearing on the proposed fee increase for the Planning and Building Department. Mr. Quandt seconds. The vote is unanimous. Motion Carries.**

No public comment or Board comments ensue.

**Mr. Quandt moves to close the public hearing on the proposed fee increase for the Planning and Building Department. Ms. Gilman seconds. The vote is unanimous. Motion Carries.**

**Mr. Quandt moves to adopt the new fees proposed by the Planning and Building Department. Ms. Gilman seconds. The vote is unanimous. Motion Carries.**

### **2. FY11 Encumbrances**

Mr. Dean provides The Board with a drafted list of encumbrances for the 2011 year. Mr. Dean advises The Board that the LGC job description review is currently underway and finalizing the Planning Impact fee study is about to be underway.

**Ms. Gilman moves to approve the 2011 encumbrances as they are presented. Mr. Quandt seconds. The vote is unanimous. Motion Carries.**

### **3. FY12 Warrant Articles**

The current bond articles for The Groundwater Plant, Water Meter Replacements, and WTP Waste stream Reduction are presented for Water projects. The Jady Hill Phase II and Wastewater Facilities Plan are presented for Sewer projects. Mr. Dean reminds the Board that each of these projects is eligible for 20% debt forgiveness through DES. A light discussion and overview of each project ensues. Mr. Clement reminds the Board that all of these bond articles were recommended by the Water and Sewer Committee to be moved to the Board of Selectmen for approval. The Board makes no motions to amend or remove any of these articles.

The DPW Recommended Warrant Articles are reviewed. Chairman Aldrich raises the Article relating to Supplemental Paving. A short discussion ensues regarding the differences in changing the Warrant Article as opposed to changing the general fund budget.

**Mr. Clement moves to increase the Warrant Article for Supplemental to \$250,000. Mr. Quandt seconds. The vote is unanimous. Motion Carries.**

The Warrant Article for repairs to the roof of the Historical Society is discussed. Maintenance Superintendent Kevin Smart comes forward. Mr. Smart indicates there is currently a proposal in place to repair the slate roof of the Historical Society Building at 47 Front Street. The current proposal will allow for the consultant to determine how much of the current slate can be re-used as opposed to purchasing new materials. He projects 15-20% of the slate will need to be replaced, the remaining 80-85% is assumed to be able to be re-used. Re-using the slate will allow the building to maintain its historic integrity as it was originally designed. Mr. Ferraro asks Mr. Smart if other alternatives to slate have been compared, such as architectural shingles. Mr. Smart expresses his desire to maintain the historical value of the property by re-using the slate and possibly looking at other options for flashing, such as copper. The Board requests a detailed breakdown of costs for this project.

The Warrant Article for Human Services is also brought up. The Board makes no motions to amend or remove this article.

#### **4. FY12 Water/Sewer Rates**

Mr. Dean indicates the changes in Water / Sewer Rates have been established based on budget. The 2012 recommended water rates would be a 5% increase or \$3.24 per quarter for an average user. The increase in sewer is recommended to be 0%. These rates would be effective for the first billing cycle in January 2012.

**Ms. Gilman moves to approve the rate increases presented for Water and Sewer. Mr. Quandt Seconds. Vote is unanimous. Motion carries.**

#### **5. FY12 Revolving Funds**

Mr. Dean reminds The Board that revolving funds are non-appropriated and can be adjusted for the needs of the fund. The revolving funds can be reviewed periodically throughout the year. EMS Revolving fund was reviewed in detail at the December 12, 2011 Selectman's Meeting. The CATV Revolving fund is reviewed by The Board. The recreation revolving fund was reviewed in detail at the December 12, 2011 Selectman's Meeting. Mr. Clement points out that the Revolving Funds do not affect the property tax rates of the citizens of Exeter.

### **B. Old Business**

#### **1. Bid Award - Water / Wastewater Chemicals**

The Public Works Department reviewed the bid results and recommends award to the low bidder for each category. Univar USA of Providence, RI will supply the Sodium Hypochlorite for an annual total of \$21,804. Astro Chemicals of Springfield, MA will supply the Activated Carbon for an annual total of \$5,940. Coyne Chemical Co of Croydon, PA will supply the Potassium Permanganate for an annual total of \$4751.60. Univar USA of Providence, RI will supply the Sodium Hydroxide for an annual total of \$22,175.10. JCI Jones Chemicals of Merrimack, NH will supply the Liquid Sodium Bisulfate for an annual cost of \$16,300.

**Mr. Quandt moves to accept the bids as presented. Ms. Gilman Seconds. Vote is unanimous. Motion Carries.**

#### **2. Pine Road Discussion**

The Board met with the Board of Selectmen from Brentwood this past Friday morning to discuss the Pine Road posting. The traffic survey has finally been submitted to The Board. This survey will be reviewed and put on the agenda for discussion at an upcoming meeting.

#### **3. Cost of Living Increases.**

Mr. Clement asks the Board to revisit a cost of living increase in wages for the non union Town employees.

**Mr. Quandt moves to reconsider the cost of living increases for non union employees. Mr. Clement Seconds. In Favor, Mr. Quandt, Mr. Clement and Ms. Gilman. Opposed, Mr. Ferraro. Motion Carries.**

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Mr. Clement opens the discussion reminding the Board that union employees are subject to collective bargaining. A member of a union gets the cost of living increases negotiated on their behalf under this process. The non union employees are not awarded this increase. This COLA proposal affects 48 non union employees of which 18 are part time. The total cost of issuing a 2% cost of living increase would equate to \$24,864 added to the operating budget warrant article.

**Mr. Clement moves to add a 2% cost of living increase to the budget for all non union employees, including part time employees, for the first pay period of July 2012. Mr. Quandt seconds. The vote is unanimous. Motion Carries.**

**7. Regular Business**

**A. Bid Openings – None**

**B. A/P and Payroll Manifests**

**Mr. Ferraro moves to approve the Payroll checks dated 12/14/11 in the amount of \$159,917.61. Mr. Quandt seconds. Vote is unanimous. Motion Carries.**

**Mr. Ferraro moves to approve the accounts payable for checks dated 12/16/11 in the amount of \$126,633.94. Mr. Quandt seconds. Vote is unanimous. Motion Carries.**

**C. Budget Updates – None**

**D. Tax Abatements & Exemptions – None**

**E. Water/Sewer Abatements - None**

Mr. Jeffers comes forward with a water abatement that has not yet been recognized. The family asking for the abatement went on vacation and left their home with a house sitter. The house sitter accidentally allowed a toilet to flow for an extended amount of time. The repairs to the dwelling have been made to prevent this from happening again. The family asks the original bill of \$1,053.40 be reduced to \$631.05. The Abatement was recommended by the water and sewer committee. The DPW recommended against the abatement. The Board will consider this abatement when the official request is filed with the Town for the following meeting.

**F. Permits**

The Exeter Women's Club requests the use of The Town Hall Main floor on November 18, 2012 for an Asian silks and silver show.

**Mr. Quandt moves to approve the permit. Mr. Ferraro seconds. The vote is unanimous. Motion Carries.**

**G. Town Manger's Report**

Mr. Dean is pleased to report that this year the Holiday trolley will be operating in the downtown area. The trolley is free to residents. Mr. Dean also wishes to remind residents that Christmas falls on a Sunday this year and local trash removal on the 26<sup>th</sup> will occur as scheduled. The date for tree removal has yet to be established but has historically been in the first two weeks of January.

**H. Legislative Update**

Mr. Quandt reports there has been a district change in the House of Representatives for the State of New Hampshire. The Town of Exeter will be its own stand alone district.

**I. Selectmen's Committee Reports**

Mr. Ferraro reports the Planning Board reviewed the Getty Land proposal and recommended to proceed with the purchase. The Zoning Ordinance Review Committee reviewed a change in the zoning in the historic district. It's currently zoned as non residential. They're considering revising it to a commercial zone.

## DRAFT MINUTES

Mr. Quandt has nothing to report.

Chairman Aldrich reports the conservation commission had also reviewed and recommended to proceed on the Getty Land proposal. The conservation commission also voted to recommend against a seasonal dock placed behind 127 Water Street.

Ms. Gilman reports the Historic District Commission decided not to hear the proposal on the seasonal dock placed behind 127 Water Street, as it's going to the zoning board. The Heritage Commission also discussed the Getty property. The structure on the property is over 50 years old and perhaps there would be interest from national associations involved in such things.

Mr. Clement had Water and Sewer Committee; the committee discussed much of what was already discussed at this Selectmen's Meeting.

### **J. Correspondence**

An email from a resident in regard to the posting of the Agenda for the December 19<sup>th</sup> Selectman's Meeting. An email from a resident in regards to the Parking Proposal Distribution List. A Zoning Board notice regarding the proposed seasonal dock.

### **8. Review Board Calendar**

The Board will meet Friday December 30<sup>th</sup>. This will be a short special meeting. The Board will likely plan to review the Snow and Ice capital reserve instead of a public hearing, this is tentative.

Chairman Aldrich reviewed the proposed Budget Committee and Selectman's combined meeting for January 5<sup>th</sup>. This meeting is currently on the docket and will remain on the schedule unless the Budget Committee decides otherwise.

### **9. Non Public Session - None**

### **10. Adjournment**

**Mr. Quandt moves to adjourn. Ms. Gilman seconds. The vote is unanimous. Motion Carries.**  
The Board stands in adjournment at 8:31pm.

Respectfully Submitted.

Jennifer Pond  
Recording Secretary