

Select Board Meeting, Budget and Bonds Hearing
Tuesday January 17, 2023
7 PM
Nowak Room, Town Offices
Final Minutes

1. Call Meeting to Order

Members present: Chair Niko Papakonstantis, Vice-Chair Molly Cowan, Clerk Julie Gilman, and Nancy Belanger

Members absent: Lovey Roundtree Oliff

Town Manager Russ Dean, Assistant Town Manager Melissa Roy, and Finance Director Corey Stevens were also present at this meeting. The meeting was called to order by Mr. Papakonstantis at 7 PM.

2. Public Comment

- a. There was no public comment.
- b. Mr. Papakonstantis said Olivia Shore, one of two EHS student liaisons to the Energy Committee, is here to see how local government works.
- c. Mr. Papakonstantis said last week, Chief Poulin brought in Maple the Comfort Dog to meet the Board. She is available to the public for comfort. Residents should call 988 if they are in trouble or need someone to speak with.

3. Proclamations/Recognitions

- a. There were no proclamations or recognitions at this meeting.

4. Approval of Minutes

- a. Regular Meeting: January 3, 2023

Ms. Belanger said on page 5, section d, in the 1st sentence, it should say "reduce their ask to three house *lots*." Regarding Helpsy not being willing to come to Exeter unless more people call for a pickup, she would like to clarify that they have to have 16 people calling for a pickup.

MOTION: Ms. Belanger moved to approve the minutes of 1/3/23 as amended. Ms. Gilman seconded. The motion passed 4-0.

- b. Regular Meeting: January 9, 2023

MOTION: Ms. Belanger moved to approve the minutes of 1/9/23 as presented. Ms. Gilman seconded. The motion passed 4-0.

5. Discussion/Action Items

- a. Public Hearing: FY 23 Budget, Bonds, and Warrant Articles
Mr. Papakonstantis read the notice of public hearing:

Notice of Public Hearing, Town of Exeter, 2023 Bonds: The Exeter Select Board hereby gives notice of a public hearing pursuant to RSA 33:8-a on the following projects requiring bonds and notes as part of the fiscal year 2023 town warrant: 1. Police Station and Fire Substation, \$16,300,000; 2. Westside Drive Area Reconstruction, \$6,020,000; 3. Intersection Improvements, \$798,000; 4. Solar Array Landfill Property, \$1,452,990; 5. Groundwater Source Development, \$500,000; and 6. Court Street Sewer Pump Station Equipment Replacement, \$400,000. The public hearing will be held on Tuesday, January 17th, 2023 in the Exeter Town Offices, Nowak Room, 10 Front Street, Exeter, NH. The public is encouraged to attend. Dated: December 20th, 2022.

MOTION: Ms. Belanger moved to open the public hearing for the Town of Exeter 2023 bonds. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read the Bond for the Police Station and Fire Substation: *To see if the Town will vote to raise and appropriate the sum of sixteen million three hundred thousand and zero dollars (\$16,300,000) for the purpose of design, engineering and “net zero” construction of a new police station and fire substation on Continental Drive, and to authorize the issuance of not more than \$16,300,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service to be paid from the General Fund. (Estimated Tax Impact: assuming 20 year bond at 4.00% interest: .65/1,000, \$65/100,000 of assessed property value). Bond payments would begin approximately one year after issuance. 3/5 ballot vote required for approval.*

Town Planner Dave Sharples said the Public Safety Complex project started with him working with the Facilities Advisory Committee. A warrant article was passed by the voters to explore different options. We hired Lavalee Brensinger Architects who proposed several different options and sites, and the most viable option was 6 Continental Drive, land that was purchased for Public Safety in 2010. He came to the Select Board on the need for a Police Station and Fire Substation. This warrant article is for \$16,300,000. It includes net zero readiness, which means it has everything energy-saving except for solar panels or other heating. The net zero readiness was a 4% addition to the costs.

Mr. Papakonstantis asked for public comment, but there was none.

Mr. Papakonstantis brought the discussion back to the Board. Ms. Belanger said she thought this is fine as-is.

MOTION: Ms. Belanger moved that the Select Board recommend for approval Article 3 for the Police Station and Fire Substation at \$16,300,000. Ms. Gilman seconded. The motion passed 4-0.

Ms. Cowan asked if Ms. Oliff would have a chance to weigh in. Mr. Papakonstantis said that Ms. Oliff said she was comfortable that we had reviewed these and with the vote being 4-0. In past years, Select Board members have been ill or not present for this session.

Mr. Papakonstantis read Article 4, Westside Drive Area Reconstruction:
To see if the Town will vote to raise and appropriate the sum of six million twenty thousand and zero dollars (\$6,020,000) for the purpose of construction of water, sewer and drainage improvements in the Westside Drive area, and to authorize the issuance of not more than \$6,020,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. The Town will receive 20% debt forgiveness from NHDES to offset a portion of the cost of this project. Debt service will be paid from the general fund, water fund, and sewer fund. (Estimated Tax Impact: assuming 15 year bond at 4.00% interest: \$.115/1,000, \$11.50/100,000 of assessed property value). Bond payments would begin approximately one year after issuance. 3/5 ballot vote required for approval.

Town Engineer Paul Vlasich said this project started in FY20 with an SRF loan of \$100,000 with \$75,000 of principal forgiveness. This neighborhood is a high I/I contributor. There were neighborhood meetings on Zoom during Covid, which had good participation. In addition to drainage and sewer work, we will have to replace the water main and reconstruct the road. In FY22, the voters approved \$330,715 for the design of the project, which is now underway. This includes \$122,000 principal forgiveness from State ARPA funds. Article 4 is for the construction, at a cost of up to \$6.2M. This project was ranked highly with the Stormwater SRF. The drain and sewer portions may have 20% principal forgiveness also.

Mr. Papakonstantis asked for public comment, but there was none.

Mr. Papakonstantis brought the discussion back to the Board. Ms. Belanger said it was fine as-is.

MOTION: Ms. Belanger moved to recommend Article 4, Westside Drive Area Reconstruction, in the amount of \$6,020,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 5, Intersection Improvements:
To see if the Town will vote to raise and appropriate the sum of seven hundred ninety eight thousand and zero dollars (\$798,000) for the purpose of making intersection improvements to the Pine Street, Linden Street, and Front Street intersection, and the

Railroad Avenue, Winter Street and Columbus Street intersection, and to authorize the issuance of not more than \$798,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service will be paid from the general fund. (Estimated Tax Impact: assuming 10 year bond at 4.00% interest: .050/1,000, \$5.00/100,000 of assessed property value). Bond payments would begin approximately one year after issuance. 3/5 ballot vote required for approval.

Mr. Vlasich said in FY19, the town approved an intersection improvements study. They looked at four intersections, but two are in Article 5. The biggest is Front/Pine/Linden Street, where they proposed a roundabout at a cost of \$720,000. The other intersection is Winter/Railroad/Columbus; the cost is \$78,000 for minor improvements on the edge of pavement stop bars and some additional sidewalk.

Mr. Papakonstantis asked for public comment, but there was none.

Mr. Papakonstantis brought the discussion back to the Board. Ms. Belanger said it was fine as-is.

MOTION: Ms. Belanger moved to recommend Article 5, Intersection Improvements, at \$790,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 6, Solar Array Landfill Property:

To see if the Town will vote to raise and appropriate the sum of one million six hundred nine thousand nine hundred and forty five dollars (\$1,609,945) to be added to Article 4 of the 2021 Town Meeting, for the purpose of constructing a solar array on Town owned land described as Map 98 Lot 3, and Tax Map 100 Lot 4, and authorize the issuance of not more than \$1,609,945 of bonds or notes to be added to \$3,617,629 in bonding authority approved by Article 4 of the 2021 Town Meeting, all in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service will be paid by the revenue generated by selling the power and Renewable Energy Certificates and the proceeds from the 30% Solar Investment Tax Credit. (Estimated Tax Impact: none, assuming revenues and assuming a 20 year bond at 4.00% interest). Bond payments would begin approximately one year after issuance. 3/5 ballot vote required for approval.

Town Planner Dave Sharples was present to discuss Article 6; Dan Weeks of Revision Energy and Larry Pignataro of Competitive Energy Services were present via Zoom.

Mr. Sharples said warrant article March 2021 was for \$3,617,629; at the time, that was the quote from Revision Energy, but the unknown was the cost of the

interconnection study with Unitil. Revision was going to cover that cost. The voters approved, but the interconnection study took a lot longer than expected, 8 months, and came back with a cost of \$641,000 for interconnection cost, which was much higher than \$125,000 carried for that cost. There was also rapid inflation during that time in labor and materials. This past August, the Inflation Reduction Act was passed, which provides a tax credit of 30% for renewable energy projects for municipalities. At current pricing, we're looking to add \$1,452,990 to the approved cost.

Mr. Sharples said we compared Revision's estimates with a third-party review. Revision showed that the cash flow would be positive from year 1; CES shows the project being cash flow positive in year 1 - year 11, in the red in years 12-20, then the loan is paid off and the system starts making money. Revision says there would be a savings of around \$4M; CES said a savings of \$500,000. The difference is due to their differing outlooks on the utility market and the value of the electricity created. Revision put in a straight 2.5% escalator from 17 cents in year 1 to 44 cents, based on historical data. CES said the value of solar is 12 cents in year 1 and will go down; it won't come back up to today's price until 2058. CES still saw a positive cash flow after 25 years. Mr. Sharples asked CES why they think they price will go down, and they said the introduction of renewable energy will have a deflationary effect on the market, because it will be cheaper to create and supply.

Mr. Papakonstantis opened the discussion for public comment.

Renay Allen, the Chair of the Energy Committee, said another benefit of this project is that we would be annually not using 2.2M pounds of carbon, which is important. We owe it to our grandchildren to offset the carbon.

Mr. Papakonstantis closed public comment and brought discussion back to the Board. Ms. Cowan said she's excited that this is happening.

Mr. Papakonstantis asked about the timeline. Mr. Sharples said the study work has been completed. Revision said we'll honor our price for 60 days, and we're within 60 days of the March vote. Signed an interconnection agreement for \$330,000 with Unitil.

MOTION: Ms. Belanger moved to amend the dollar figure in Article 6 to \$1,609,645. Ms. Gilman seconded. The motion passed 4-0.

MOTION: Ms. Belanger moved that the Select Board recommend Article 6, Solar Array Landfill Property, in the amount of \$1,609,645. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 7, Groundwater Source Development:

To see if the Town will vote to raise and appropriate the sum of five hundred thousand dollars (\$500,000) for the purpose of continuing efforts to develop groundwater sources in the town, and to authorize the issuance of not more than \$500,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may

become available for this project. Debt service to be paid from the Water Fund. 3/5 ballot vote required for approval.

Mr. Vlasich said this is part of a continuing effort on groundwater source development. We have a place off of Drinkwater Road that our consultants determine will have a capacity of 400 gallons per minute. We applied for a permit for large groundwater discharge. The next step is landowner negotiations and well construction. This \$500,000 is for the design of the well house and the transmission route. The water will go to the Lary Lane Treatment Plant.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Belanger said the article is fine as-is. We need to keep working on the water supply.

MOTION: Ms. Belanger moved to recommend Article 7, Groundwater Source Development, in the amount of \$500,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 8, Court Street Sewer Pump Station Equipment Replacement:

To see if the Town will vote to raise and appropriate the sum of four hundred thousand dollars (\$400,000) for the purpose of replacing aged equipment at the Court Street sewer pump station, and to authorize the issuance of not more than \$400,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and further to authorize the Select Board to issue and negotiate such bonds or notes and to determine the rate of interest thereon; and further to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, including principal forgiveness, which may become available for this project. Debt service to be paid from the Sewer Fund. 3/5 ballot vote required for approval.

Mr. Vlasich said Court Street has three old pumps in it, which the \$400,000 will replace.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Belanger said it's fine as-is.

MOTION: Ms. Belanger moved to recommend Article 8 Court Street Sewer Pump Station Equipment Replacement, at \$400,000. Ms. Gilman seconded. The motion passed 4-0.

MOTION: Ms. Belanger moved to close the public hearing for the Bond Articles. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read the notice of the public hearing on the operating budget:
The Exeter Select Board hereby gives notice of a public hearing on the Town of Exeter Fiscal Year 2023 operating budget and all financial and other warrant

articles on Tuesday, January 17th, 2023, at 7 PM in the Nowak Room of the Exeter Town Offices. This hearing will be held pursuant to RSA 32:5 and RSA 40:13. Dated December 20th, 2022.

MOTION: Ms. Belanger moved to open the public hearing for the 2023 Town of Exeter Operating Budget. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis said Deliberative Session will take place at the HS on February 4th. Town Meeting will be held Tuesday, March 14th in Talbot Gymnasium at the Tuck Learning Center, from 7 AM - 8 PM.

Mr. Papakonstantis read Article 10, 2023 Operating Budget:
Shall the Town of Exeter raise and appropriate as an operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$21,287,697. Should this article be defeated, the default budget shall be \$21,049,573, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law, or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Estimated Tax Impact: .43/1,000 assessed property value, \$43/100,000 assessed property value). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Belanger said there's not much increase over the year before. The BRC did a wonderful job of vetting everything. Mr. Papakonstantis discussed the timeline of creating and reviewing the budget.

MOTION: Ms. Belanger moved that the Select Board recommend Article 10 at \$21,287,697. Ms. Cowan seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 11, Water Fund Budget:
Shall the Town of Exeter raise and appropriate as a water operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$4,549,370. Should this article be defeated, the water default budget shall be \$4,391,224, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law. Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Belanger said it's fine as-is.

MOTION: Ms. Belanger moved that the Select Board recommend Article 11, 2023 Water Fund Budget, at \$4,549,370. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 12, Sewer Fund Budget:

Shall the Town of Exeter raise and appropriate as a sewer operating budget, not including appropriation by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$7,432,301. Should this article be defeated, the default budget shall be \$7,194,062, which is the same as last year, with certain adjustments required by previous action of the Town of Exeter or by law. Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 12, 2023 Sewer Operating Budget, at \$7,432,401. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 13, Vactor Truck Replacement:

To see if the Town will vote to authorize the Select Board to enter into a 7-year lease/purchase agreement for \$548,369 for the purpose of lease/purchasing a replacement for a vactor truck in the Public Works Sewer Department, and to raise and appropriate the sum of one hundred thousand two hundred seventy three dollars (\$100,273), which represents the first of 7 annual payments (a total of \$636,108) for this purpose. This lease/purchase will contain an escape (non-appropriation) clause. This sum to come from sewer funds. Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 13, Vactor Truck Replacement, in the amount of \$548,369. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 14, Sewer Capacity Rehabilitation:

To see if the Town will raise and appropriate, through special warrant article, the sum of three hundred eighty thousand dollars (\$380,000), for the purpose of engineering services related to sewer capacity rehabilitation. This sum to come from sewer funds. Majority vote is required.

Mr. Vlasich said this is to design new sewers for ones that are currently at capacity at High Street and Gilman Lane. Ms. Belanger asked about Gilman Lane, which she said is being renamed on the agenda tonight. Mr. Vlasich said Gilman Lane is near Portsmouth Avenue where PEA is constructing neighborhood housing. The town is responsible for sewers in that area.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 14, Sewer Capacity Rehabilitation, in the amount of \$380,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 15, Linden Street Bridge Rehabilitation:
To see if the Town will vote to raise and appropriate the sum of two-hundred ninety five thousand dollars (\$295,000) for the purpose of making repairs and rehabilitation of the Linden Street bridge. This sum to come from taxation. (Estimated Tax Impact: .132/1,000, \$13.17/100,000 assessed property value). Majority vote is required.

Mr. Vlasich said Linden Street Bridge is exhibiting some bulging out of the abutments and wing walls. This project will create pins and a new concrete abutment.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Gilman said this is not the same process as the Linden Street Culvert Replacement.

MOTION: Ms. Belanger moved to recommend Article 15, Linden Street Bridge Rehabilitation, at a cost of \$295,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 16, Sidewalk Tractor #57 Replacement:
To see if the Town will vote to authorize the Select Board to enter into a 5-year lease/purchase agreement for \$177,705 for the purpose of lease/purchasing a replacement for a sidewalk tractor in the Public Works Department, and to raise and appropriate the sum of forty thousand two hundred eighty six dollars (\$40,286), which represents the first of 5 annual payments (a total of \$191,939) for this purpose. This lease/purchase will contain an escape (non-appropriation) clause. This sum to come from general taxation. (Estimated Tax Impact: .018/1,000, \$1.80/100,000 assessed property value). Majority vote is required.

Mr. Vlasich said this sidewalk tractor has double the anticipated useful life on it.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Mr. Papakonstantis said the BRC had a robust discussion on this with representatives of Public Works.

MOTION: Ms. Belanger moved that the Select Board recommend Article 16, Sidewalk Tractor #57 Replacement, in the amount of \$177,705. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 17, Parks Improvement Capital Reserve Fund:
To see if the Town will vote to raise and appropriate the sum of one-hundred thousand dollars (\$100,000) to be added to the Parks Improvement Capital Reserve Fund previously established. This sum to come from unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Parks and Rec Director Greg Bisson said this is the 5th year of the Parks Improvement Fund. We have accomplished 41 different projects with this fund, helping us dig out from the list of deferred maintenance projects.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 17, Parks Improvement Capital Reserve Fund, in the amount of \$100,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 18, Appropriate to Sick Leave Expendable Trust Fund:

To see if the Town will vote to raise and appropriate the sum of one hundred thousand dollars (\$100,000) to be added to the Sick Leave Expendable Trust Fund previously established. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 18, Appropriate to Sick Leave Expendable Trust Fund, in the amount of \$100,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 19, Highway Truck Replacement:

To see if the Town will raise and appropriate, through special warrant article, the sum of fifty three thousand five hundred and fifty eight dollars (\$53,558), for the purpose of purchasing a replacement for Highway Truck #5, purchased in 2011. This replacement is for an existing ½ ton truck to a 1/2 ton F150 4X4 with a plow package. This vehicle is primarily used for everyday activities, and one of the departments on call trucks. It is used with vehicle-mounted arrow board during traffic control operations. It is also used to transport manually operated snow blowers to clear crosswalks, building approaches, ramps, train station, and Lincoln Street. This sum to come from unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 19, Highway Truck Replacement, in the amount of \$53,558. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 20, Public Works Facility Garage:

To see if the Town will raise and appropriate, through special warrant article, the sum of fifty thousand dollars (\$50,000), for the purpose of design work on a new garage at the Public Works Complex on Newfields Road. This sum to come from unassigned fund

balance \$25,000, water funds \$12,500, and sewer funds \$12,500). (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Vlasich said this continues efforts of previous years where an Architect did the programming and concept plan for the facility. Now we're trying to site the project. We also have some new land next to the existing Public Works. We're looking at the fuel island and circulation through the site. This step will also develop the concept budget and look at DPW operations for current and future staffing levels. The Facilities Advisory Committee suggested the addition of an operational review.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Gilman said this was discussed at the FAC, and this is a good second step. The facility has been in danger of failure for a number of years, and it's time to pay attention to it. Mr. Papakonstantis said this is different from last year's article, which did not pass. The FAC has now endorsed this, and Public Works went back to the drawing board on the need for repairs. This will quickly be a hazard. We need to explain to the voters that this is a different warrant article and there truly is a need.

MOTION: Ms. Belanger moved that the Select Board recommend Article 20, Public Works Facility Garage, in the amount of \$50,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 21, Downtown Parking, Pedestrian, and Traffic Analysis:

To see if the Town will raise and appropriate, through special warrant article, the sum of fifty-thousand dollars (\$50,000), for the purpose of conducting a traffic and parking, traffic and pedestrian analysis in the downtown area to include a portion of Front Street, Water Street, String Bridge, Franklin Street, Bow Street, Chestnut Street, Center Street, and other streets in the general downtown area. This sum to come from unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Belanger said during the budget review process, there wasn't enough information at the meetings on this, so a few members voted no. This is for traffic and parking. Town ordinances allow condos to be built with zero parking, and three such projects have been approved. We need to know what we have for parking and make sure we're ok with winter parking ban parking. Ms. Gilman said they should also see if they can come up with a new traffic pattern downtown and look at pedestrian and bicycle safety.

MOTION: Ms. Belanger moved that the Select Board recommend Article 21, Downtown Parking, Pedestrian, and Traffic Analysis, in the amount of \$50,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 22, Conservation Fund:

To see if the Town will raise and appropriate, through special warrant article, the sum of fifty thousand dollars (\$50,000), to be added to the Conservation Fund established pursuant to RSA 36-A:5. These funds will be used for purposes consistent with the Conservation Fund including the purchase of interests in real property to be held for conservation purposes. This sum to come from unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Mr. Dean asked that the wording be amended by adding "to be added to" the Conservation Fund.

Mr. Papakonstantis said we had a presentation on this last week from the Conservation Planner and the Conservation Commission. They gave a thorough explanation of its usage.

MOTION: Ms. Belanger moved that the Select Board recommend Article 22, Conservation Fund, in the amount of \$50,000, with the wording to be amended "to be added to" the Conservation Fund. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 23, Appropriate to the Snow and Ice Deficit Non-Capital Reserve Fund:

To see if the Town will vote to raise and appropriate the sum of fifty-thousand dollars (\$50,000) to be added to the Snow and Ice Deficit Non-Capital Reserve Fund previously established. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Mr. Dean said this has functioned well in previous years.

MOTION: Ms. Belanger moved that the Select Board recommend Article 23, Appropriate to the Snow and Ice Deficit Non-Capital Reserve Fund, in the amount of \$50,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 24, Fire Inspector Vehicle:

To see if the Town will raise and appropriate, through special warrant article, the sum of forty nine thousand three hundred and thirteen dollars (\$49,313), for the purpose of purchasing and equipping a replacement for Fire Department Inspector vehicle. This purchase would replace a 2012 Jeep Patriot with a hybrid Ford Explorer. The vehicle will be used for incident command. This sum to come from unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Fire Chief Eric Wilking was present to discuss this article. He said this is replacing an aging vehicle with water damage and mold inside. This would be the first hybrid in the fleet.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Belanger said we're making strides on our energy efficiency.

MOTION: Ms. Belanger moved that the Select Board recommend Article 24, Fire Inspector Vehicle, in the amount of \$49,313. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 25, ADA Non Capital Reserve Fund and Study:
To see if the Town will vote to establish a non capital reserve fund under RSA 35:1-c for the purpose of implementing the Town's ADA Transition Plan under the jurisdiction of the Code Enforcement Officer, and to raise and appropriate the sum of twenty five-thousand dollars (\$25,000) to be placed in this fund and further the Select Board shall be named agents of the fund and be authorized to make expenditures from the fund. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Mr. Papakonstantis said this is the first step toward achieving our goal of being more ADA compliant. Ms. Gilman said this issue came up in the recent Department of Labor audit.

MOTION: Ms. Belanger moved that the Select Board recommend Article 25, ADA Non Capital Reserve Fund and Study, in the amount of \$25,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 26, Town Hall Revolving Fund:
To see if the Town will vote to raise and appropriate the sum of five thousand dollars (\$5,000) to be added to the Town Hall Revolving Fund previously established. This sum to come from the unassigned fund balance. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Gilman said this is a small amount for the work that needs to be done. Mr. Papakonstantis said Ms. Gilman is working on grants. The Arts and Culture Commission will come back to the Board regarding their proposal on replacing the chairs.

Ms. Roy said the ARPA funding still available is \$736,374. The last time it was used was 8/8/22. The chair purchase would qualify for ARPA funds.

MOTION: Ms. Belanger moved that the Select Board recommend Article 26, Town Hall Revolving Fund, in the amount of \$5,000. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 27, Appropriate to the Trust Fund - Swasey Parkway:

To see if the Town will vote to raise and appropriate the sum of three thousand nine hundred and zero dollars (\$3,900) to be added to the Swasey Parkway Trust Fund

previously established. This sum to come from unassigned fund balance. This amount is equivalent to the amount of permit fees collected during the prior year for use of the Swasey Parkway. (Estimated Tax Impact: None. No amount to be raised by taxation). Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 27, Appropriate to the Trust Fund - Swasey Parkway, in the amount of \$3,900. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 28, Treasurer Appointment:

To see if the town will vote to change the office of Town Treasurer from an elected position to an appointed position in accordance with RSA 41:26-e. Such appointment shall be made in accordance with RSA 669:17-d upon recommendation of the Town Manager with approval of the Select Board. Such appointment shall be made in writing and shall include the compensation to be paid. If approved, the person holding the elected office shall continue to hold such office until the next annual town election following the vote. Majority vote is required.

Mr. Papakonstantis asked for public comment.

Mr. Stevens said the point of this article is to bring stability to the Treasurer position. It's a vital position for Finance. We have a solid person in the role now. Mr. Dean said it's important to financial administration. Our intent would be to recommend the current Treasurer to be the appointed Treasurer.

Mr. Papakonstantis brought the discussion back to the Board. Ms. Belanger said this is long overdue. Ms. Gilman said this is the trend at the County level; for example, they just changed Sheriff to a 4-year cycle from a 2-year cycle for more stability. This will allow us to have a settled, well-functioning Finance Department.

MOTION: Ms. Belanger moved that the Select Board recommend Article 28, Treasurer Appointment, as written. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 29, CATV Fund Amendment:

Shall the Town amend the cable access revolving fund, established pursuant to RSA 31:95-h by Article 37 of the 2010 Town Warrant, as follows: "revenues received from cable franchise fees will be deposited into the fund in an amount determined by the Town Manager or governing body annually, and the money in the fund shall be allowed to accumulate from year to year, and shall not be considered part of the town's general fund unreserved fund balance. The Town Treasurer shall have custody of all moneys in the fund, and shall pay out the same only upon order of the Town Manager or governing body and no further approval is required by the legislative body to expend. Such funds may be expended only for the purpose for which the fund was created." Majority vote is required.

Mr. Dean said this is the result of conversations around the Cable TV fund and figuring out the right percentage. If we leave it open, we can make it flexible enough to manage.

Mr. Stevens said we're creating flexibility on how much goes back to the General Fund, to make sure CATV is taken care of first.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

Ms. Belanger said this is something the BRC subcommittee for General Government has been wanting to do for years.

Mr. Dean said the written article has a typo: it has a question mark in one place instead of a period.

MOTION: Ms. Belanger moved that the Select Board recommend Article 29, CATV Fund Amendment, with a period in place of a question mark. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 30, Readopt Veterans Credit:
Shall the Town readopt the optional veteran's tax credit in accordance with RSA 72:28, II, for an annual tax credit on residential property of \$500. Majority vote is required.

Mr. Papakonstantis asked for public comment, but there was none. He brought the discussion back to the Board.

MOTION: Ms. Belanger moved that the Select Board recommend Article 30, Readopt Veterans Credit, with an annual limit on residential property of \$500. Ms. Gilman seconded. The motion passed 4-0.

Mr. Papakonstantis read Article 31, a Citizen's Petition:
By Petition, Shall the Town vote: On the petition of Dwane Staples and other registered voters of the town of Exeter, NH, to see if the town will vote to authorize and direct the Exeter Select Board to keep the roadway in Swasey Parkway completely open to motorized pleasure vehicles with travel being in a one way direction as it currently exists. This will keep the Swasey Parkway as an area that can be fully accessed by all without creating hardships for those with mobility issues, allow motorized vehicles in the roadway so that we will still be able to keep and enjoy the Farmers Market that has been a tradition in the Parkway for many years and will also allow motorized vehicles to be able to use the roadway for events and pavilion concerts. This will still allow the roadway in Swasey Parkway to be closed for events but will ensure that the above mentioned items will still be able to be enjoyed by all citizens in the area.

Mr. Papakonstantis said the petitioner, Duane Staples, could not be here today to formally present the petition, but he will be at Deliberative Session. The Board can't change the wording or intent of a citizen's petition. Unless there is a dollar figure, the Board doesn't have to vote on it. It appears to be an appeal of a vote from earlier this year that is pending litigation, so it seems premature. Mr. Dean said Counsel looked at

this and said that the process is ongoing. We expect an update this week. If this vote passed, it could overturn what's being done in the courts, but his understanding is that it would not supersede a finalized ruling.

Mr. Papakonstantis discussed Article 32, a Citizen's Petition on single-use plastics.

Mr. Papakonstantis asked who the petition was submitted by. Mr. Dean said the first name on the list was Christopher Zigmont. Mr. Papakonstantis asked if he were invited tonight, but Mr. Dean said no.

Ms. Gilman said rather than read the article, he could reference the meeting minutes of 12/19, but Mr. Papakonstantis said no, this wording is different.

Mr. Papakonstantis said at the third and final hearing of the single-use plastic ordinance the Board provided feedback, and he thought they would be back on January 30th with another draft. This article varies from the other drafts, but it still doesn't take into consideration who is authorized to enforce the RSA. It should be the Code Enforcement Officer or the Health Officer. Ms. Gilman said if this is going to be a town ordinance, it would be enforced by the Police Department.

Mr. Papakonstantis said the Board was unanimously in agreement on working with the Sustainability Committee to get there. If this passes, we still have unanswered questions of funding for Parks and Rec, the issue of storage, the issue of enforcement, and the definition of "town property."

Ms. Belanger said Clyde's Cupcakes spoke about their concerns at a previous meeting. This was still a work in progress. Who's going to be present at events to enforce this?

Mr. Papakonstantis asked if Counsel reviewed this. Mr. Dean said yes, and Counsel had a few notes. The "would" or "would not" language shouldn't impact the adoption. On the plastics, there's minimal guidance to make corrections. There's an attempt to regulate town property including town roads; would a delivery truck using town roads be subject to it? Definitions such as "reasonable replacements" were a concern. This impacts vendor permits, but is not part of vendor registrations, so we will end up cross-referencing one ordinance with another.

Mr. Papakonstantis said the Board agreed to continue working with the Sustainability Committee on this. Is the committee still willing to do that? He doesn't want to assume that this petition is the same as the other work.

Ms. Cowan said this is the kind of town government we allow, so there's nothing to be done about it.

Ms. Belanger said she feels that the enforcing person has to be present at any permitted event.

Mr. Papakonstantis asked Mr. Dean to reach out to the petitioner to invite them to Deliberative Session.

Mr. Dean said his understanding was that the draft the Select Board asked for was created and would come to the Select Board on January 30th. Ms. Belanger said she thinks it's important that we get that draft back. That was the next step.

Ms. Gilman asked if Citizen's Petitions can be edited at Deliberative Session. Mr. Dean said the subject matter and intent of the article can't be altered. The moderator has allowed other revisions in the past.

Mr. Papakonstantis read Article 33, to legally transact any other business that would come before this meeting.

Ms. Belanger asked if we allow public comment on citizen's petitions. Mr. Papakonstantis said yes if the public wished to speak, but there was no comment.

MOTION: Ms. Belanger moved to close the public hearing on the FY 2023 Warrant Articles. Ms. Gilman seconded. The motion passed 4-0.

6. Regular Business

a. Tax Abatements, Veterans Credits and Exemptions

MOTION: Ms. Gilman moved to approve a Veteran's Credit for 82/33 in the amount of \$500 for FY 2023. Ms. Belanger seconded. The motion passed 4-0.

MOTION: Ms. Gilman moved to approve a Veteran's Credit for 68/6/433 in the amount of \$500 for FY 2023. Ms. Belanger seconded. The motion passed 4-0.

MOTION: Ms. Gilman moved to approve a Veteran's Credit for 74/86 in the amount of \$500 for FY 2023. Ms. Belanger seconded. The motion passed 4-0.

b. Permits & Approvals

Mr. Papakonstantis said there's a memo from Jason Fritz on behalf of the E911 Committee on the PEA Faculty Housing Project off Gilman Lane. PEA is asking to name a new street "Stuckey Place." Chief Wilking said Jason Fritz isn't present because he assumed this meeting was just the public hearing, but the Board could approve this tonight.

Ms. Gilman asked if this is a public road or a private road. Mr. Papakonstantis said we don't need Jason Fritz to be present, but would like clarification on that. Chief Wilking said he doesn't think the town maintains the current Gilman Lane, so it would be reasonable to assume that will continue, but he can find out. He suggested asking someone from PEA to come to discuss it.

Mr. Papakonstantis said the Board will discuss this again on January 30th.

c. Town Manager's Report

- i. Mr. Dean met with the Downeaster last week, and they are looking to forward some grant money to the town if we can come up with plans for a train station. Regarding Quiet Zones, NNEPRA is opposed to them. It takes quite a bit of work to get one established, including an in-depth study.
- ii. The Community Power Documents are signed and sent as of last week.

- iii. The annual reports continue to come in. Pam McElroy has been pulling them together
 - iv. He received notice of two grants, one for cybersecurity and one for lead lining.
 - v. Counsel sent a court motion to dismiss regarding the John Shafmaster litigation with the town. He will keep the Board posted. There was a story in the local paper about a second lawsuit filed by John Shafmaster, but that's in the Planning Board area. Mr. Papakonstantis asked that the Board be notified of litigation before it's in the newspaper.
 - vi. Mr. Papakonstantis said regarding the All-Boards meeting, he'd like the Boards and Committees to have several weeks' notice, and asked that Mr. Dean resend the proposed agenda to the five Board members for any amendments or revisions. He'd like to get the final agenda out on Monday Jan 23.
- d. Select Board Committee Reports
- i. Ms. Belanger attended the Conservation Commission meeting, where she was asked about plans for future flooding in Swasey Parkway, the agenda for the All-Boards meeting, and the number of private wells and septic systems in town; she is working on the answers. The Raynes Barn work is ready to begin in the spring. The commission asks that if the trails are wet or muddy, residents consider not using them. There was an issue with some cars being broken into at the Oaklands parking lot, so they ask people to lock their doors and not leave anything in plain sight. Yeti donated their labor to fix a kiosk, and were awarded a materials cost of \$245. The commission is planning a snowshoe event and a cocoa event at Raynes in February if weather permits. NH Fish and Game is offering a butterfly workshop. She attended an RPC meeting via Zoom and heard an update on the Housing Needs Assessment. The full report will be available in the next week or so. At the Planning Board meeting, they discussed the proposed zoning ordinance. The Town Planner is concerned on the timing; he thinks there should be more public education and understanding. There was a public meeting at the High School, and some good questions were asked. Mr. Sharples is not confident about having it as a warrant article this year. The Planning Board will have another discussion about it January 26. They also discussed amending Article 9.4 of the flood plain ordinance to strengthen the town's resilience on flooding events. The Housing Advisory Committee met, and Mr. Sharples updated them about the map for zoning changes. The HAC invited Tony Texeira of the Exeter Housing Authority to the next meeting. The HAC is updating our report now that the RPC assessment is finished.
 - ii. Chief Wilking said regarding the well water testing program, James Murray was at the Town Offices and collected 29 of 30 samples from homeowners. We're pleased with the pilot program. The day after Jason

Schreiber posted on the FD social media page, we had double the number people signing up. There are 115 participants in total.

- iii. Ms. Gilman had no meetings. Bill HB44, relative to permissible residential units in a residential zone, property owners have the right to develop 4 dwelling units on a single family lot if connected to municipal water and sewer services and abides to other zoning requirements. Judiciary is hearing a number of Right to Know law issues again, such as opening sealed minutes. Judiciary is hearing CACR5, the fundamental right to marry. If this passes and is signed by the Governor, the question goes to every town to vote on at the next Town Meeting. Ms. Gilman asked how she can better get this type of information to the Board and the public. Ms. Belanger said we need to have more discussion about social media.
 - iv. Ms. Cowan had no report.
 - v. Mr. Papakonstantis said that the River Advisory Committee postponed their meeting due to lack of agenda topics.
- e. Correspondence
- i. A letter from Attorney Somers of DTC Lawyers addressed to the Board. Mr. Papakonstantis said this was dated January 12, but he only saw it as part of the packet. The Land Use Boards are having a hard time keeping a quorum and having enough regular members. The ZBA is the real problem. The meetings have not been canceled, but the quorum has been down to three people. Attorney Somers' concern is legitimate. When Attorneys have to keep appearing, the applicants have to pay their fees. When we address attendance at the All-Boards meeting, we should stress to the Chairs that they need to be taking attendance more seriously. Mr. Papakonstantis said he can respond to Attorney Somers.
 - ii. A thank you letter from Saint Vincent De Paul for a \$2,000 grant.
 - iii. A thank you letter from Waypoint for a \$10,000 grant.
 - iv. A thank you letter from CASA NH for a \$375 grant.
 - v. A brochure from Camp Hope and the Pathways Mentoring Program.
 - vi. Ms. Belanger said she received correspondence not in the packet about the downtown holiday lights. They want us to keep the lights up through January or longer. Mr. Dean said the Holiday Lighting Committee said they didn't have the people power to do that. He can verify that the resident was responded to.
7. Review Board Calendar
- a. The next meetings are January 30, February 13, February 27, and March 6. February 8 is the All-Boards meeting.
8. Non-Public Session
- a. There was no non-public session at this time.
9. Adjournment

MOTION: Ms. Belanger moved to adjourn. Ms. Gilman seconded. The motion passed 4-0 and the meeting adjourned at 9:35 PM.

Respectfully Submitted,
Joanna Bartell
Recording Secretary