

DRAFT

Town of New Boston Selectmen's Meeting January 19, 2015

PRESENT:

Rodney Towne	Selectman
Dwight Lovejoy	Selectman
Christine Quirk	Selectman
Peter Flynn	Town Administrator

Police Chief James Brace, Police Lieutenant Mike Masella, Fire Chief Dan MacDonald, Road Agent Dick Perusse, Russ Boland, Don Grosso, Gail and Randy Parker, and Finance Committee members Bill Gould, Kim Colbert, Glen Dickey, Brandy Mitroff and Bill Schmidt of the public were present.

A.CALL TO ORDER: A regular meeting of the Board of Selectmen was called to order by Rodney Towne at 6:00PM beginning with the Pledge of Allegiance.

Consent Agenda-The Selectmen signed the consent agenda. Dwight moved to approve the consent agenda. Christine seconded the motion. All were in favor. 3-0

6:00 PM

Item 1: PUBLIC HEARING RE: 2015 BUDGET Presentation of Entire 2015 Budget Consisting of Operating Budget and Warrant Articles: This Public Hearing was advertised and posted as required.

The Warrant was reviewed beginning at Article 15 for land purchase. All Warrant Articles were read for the record. There were no questions or comments until Article 26 when Brandy asked if this should be called a CFF because the town takes money from this fund without voter authorization. Peter researched this and found it was worded exactly the same way last year. Even if this Article is not voter approved, the town would still have to pay for the Revaluation. Articles 27-29 were read aloud with no questions or comments. Article 30 is a petitioned Article to increase the Veterans tax credit by \$300. This article if passed is not enforceable and cannot occur per NH RSA even if it passes. The Article can be amended at the Deliberative Session if voters present decide to do so. Article 31 is a petitioned Article to add a new section to the town tax bill for a convenient way for taxpayers to donate funds to the school for specific items, administered by the School Board and with appreciation noted in the local newspaper. Town Counsel is reviewing this Article and his opinion will be received before the Deliberative Session.

The Public Hearing was closed at 6:13 PM. Rodney moved to move the budget and Warrant as presented to the Deliberative Session. Dwight seconded the motion. All were in favor. 3-0

6:30 PM

PUBLIC HEARING for BOND for Purchase of Land Warrant Article-Mont Vernon Road

\$200,000: This Public Hearing was advertised and posted as required. Warrant Article 15 was read aloud. The proposed bond is a five year bond with a preliminary interest rate of 3%. There will be no payment made from the 2015 budget. Payments start in February 2016. 2015 interest of approximately \$3,466.67 will be paid in February 2016. The first principal payment of approximately \$43,000 will be paid August 2016. The preliminary total cost is \$218,466.67 over five years.

Brandy said this land purchase was discussed at the January 15 Finance Committee meeting and the bond arrangement was suggested there. She thought the extra \$5,000 would be included as well as interest payments the town agreed to pay to the sellers. She asked how the payment split would be handled. Peter said approximately \$3-4,000 of legal fees will be incurred for the bond & any interest will be included in the \$5,000. The seller will determine the payment schedule. The other issue with the seller will not be part of this bond. The Warrant Article asks for \$5,000 to be paid in 2015 for legal fees. Brandy asked if the \$5,000 will be added to the bond. Peter said NH DRA instructed the town to do the Warrant Article this way, \$5,000 will be spent from the 2015 budget and included in the Warrant Article as the Article for purchase of the Thibeault property was written as well.

Brandy said the Warrant Article explanation leaves the use of the land open-ended but it was previously specifically mentioned that the land was for the Fire Department. Rodney and Peter have since discussed this wording and decided the explanation should be open-ended to not force the Fire Department to build there. Brandy suggested the language “, potentially for a new Fire Station” be added to the explanation. Fire Chief Dan MacDonald was present and said the suggested language may add credence to the explanation of why the land is needed. Christine said the suggested language would explain to the public why the town is interested in that land other than leaving the use open-ended. Dwight prefers leaving the use open-ended after seeing the struggles the library had when land was specifically purchased for a library. Rodney said he doesn't want to include this language in the Warrant Article but is ok with adding it to the explanation. It will be added.

Finance Committee member Kim Colbert was present and said she is concerned as the land purchase was originally presented as payments over two years that seemed cheaper but now is presented as a bond and asked why the change. Rodney said the original presentation was for two \$100,000 payments over 2 years. That was a tax rate issue as it would increase the tax rate significantly due to the short amount of time to raise the money but with a bond the amount can be spread over time to avoid a substantial tax increase but with an additional cost of \$18,000.

Brandy said there would also be an issue if the \$100,000 passed in the first year but not the second, but Peter said that would not have happened as the Warrant Article language confirmed the commitment over two years.

Brandy said if the current Warrant Article fails the town can revisit this next year to consider a different approach for the money as the current Warrant Article requires a 3/5 majority vote instead of a simple majority and it may not pass.

Don Grosso of Joe English Road was present and confirmed that if the \$200,000 bond asked for in the Warrant Article passes, no reconsideration would be needed, but if the Warrant Article fails the purchase process would have to start all over.

Rodney reviewed the options to purchase the land including asking for all the money at once, creating a contract that would commit the town to pay over two years or using a bond to spread payments over a few years.

Don asked if the Finance Committee has submitted any input or indicated if they are in favor of this purchase as he expects that would help with town support. The Finance Committee discussed the land purchase at their January 15 meeting.

Rodney noted the Warrant Article asks for authority to enter into a bond and this hearing asks for the length of time and interest rate. The Warrant Article explanation to be published in the newspaper won't say the length of time or the interest rate but the explanation at the Deliberative Session will. The proposed bond is for five years at 3% interest. How it is paid to the sellers will be decided by the Selectmen and the sellers.

The Finance Committee decided at their January 15 meeting to take a conditional vote tonight on the five year bond. Finance Committee Chairman Bill Gould was present and called a vote of the Finance Committee. The Finance Committee was in attendance and voted to recommend Article 15. 6-0-1 (Bill Schmidt abstained)

Brandy asked if the Selectmen had reviewed other bond schedules and chose this one and the Selectmen said yes.

The Public Hearing was closed at 6:55 PM. The Selectmen thanked all for attending.

B. PUBLIC FORUM:

None.

C. APPOINTMENTS:

None.

D. OLD BUSINESS:

Item 2: Adoption of Public Minutes of December 31, 2014, January 3, January 5 and Non-Public of January 5, 2015: The Selectmen reviewed the public minutes of December 31, 2014, January 3 and January 5, 2015. Dwight moved that the minutes be accepted as presented. Christine seconded the motion. All were in favor. 3-0 The Selectmen reviewed the non-public minutes of January 5, 2015. Dwight moved that the minutes be accepted as presented. Christine seconded the motion. All were in favor. 3-0

E. NEW BUSINESS:

None.

F. OTHER BUSINESS:

Item 3: Town Administrator's Report:

- Riverdale Road Bridge Bid Opening: Bids opened January 14. The Selectmen reviewed a breakdown of all bids. A low bid came in from Neil Daniels, Inc. at \$690,000. Under state guidelines that bid must be awarded pending confirmation of bidder qualifications. This was prequalified with NH DOT. There is an engineering contract that needs to be signed as well. Peter is the designated liaison. Hoyle Tanner will be contracted to oversee the project. The state pays 80% of their bill and New Boston is responsible for \$16,000 to be paid from money already in place. Peter will sign the contract and the Road Agent endorses them. Hoyle Tanner will make sure all payments are met and the project is progressing appropriately. Christine moved to direct Peter to sign the engineering contract with Hoyle Tanner for the Riverdale Road bridge project. Dwight seconded the motion. All were in favor. 3-0 Rodney noted this project was originally estimated at over \$1 million.
- Foot Traffic Safety Committee: The committee was informed of the Warrant Article for acceptance of the total grant money as required. The committee expects to hear if New Boston will be awarded the grant this week. If not, that Article will probably not be included on the Warrant and the committee would move forward with full fundraising.
- Land Purchase Purchase and Sale Agreement: A bond hearing took place tonight on a \$200,000 land purchase from Freedom Crossing, LLC. The Purchase and Sale Agreement is ready.
- YTD Expenses and Revenues: As of this date the town retained \$112,000 of unexpended funds in 2014 and that will go to fund balance. Updated report to be presented by February 1, 2015. The Selectmen are custodians of that money and can use it as needed. Revenues exceeded projections by \$60-70,000.

Item 4: Selectmen's Reports:

Dwight attended the recent Planning Board meeting.

Public Forum:

None.

Item 5: Request for Non-Public per RSA 91-A:3, II(a): Christine made a motion to go into Non-Public session per RSA 91-A:3II(a) at 6:55 PM. Rodney seconded the motion. Roll call vote taken: Rodney-yes, Dwight-yes, Christine-yes. The Board then entered non-public session.

Move to exit Non-Public Session: Christine made a motion to exit Non-Public Session at 7:20 PM. Dwight seconded the motion. All were in favor. 3-0

Christine moved to seal the non-public minutes for ten years, seconded by Dwight. All voted in favor 3-0

ADJOURNMENT: Dwight made a motion to adjourn the meeting at 7:21 PM, seconded by Christine. All were in favor. 3-0

Prepared by Maralyn Segien

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