

Approved

Town of New Boston Selectmen's Meeting January 17, 2017

<u>PRESENT:</u>	Joe Constance	Selectman
	Rodney Towne	Selectman
	Christine Quirk	Selectman
	Peter Flynn	Town Administrator

Police Chief James Brace, Road Agent Dick Perusse, Fire Chief Dan MacDonald, School Board Chairman Wendy Lambert, School Board and Finance Committee member Glen Dickey, School Board and CIP member and Trustee of the Trust Funds Fred Hayes, Fire Inspector Eric Dubowik, Building Inspector Ed Hunter, Finance Committee member Roch Larochelle, Deputy Town Clerk Cathy Strausbaugh, Assistant Town Clerk and Finance Committee member Kim Colbert, Finance Committee and Library Trustee Chairman Bill Gould, CIP Committee Chairman and Finance Committee member Brandy Mitroff, Library Director Sarah Chapman, Recreation Director Mike Sindoni, Fire Wards Scott Hunter and Wayne Blassberg, Transfer Station Manager Gerry Cornett, Willard Dodge, Kathy Morrissey, Ken Lombard, Betsy Holmes, Amy and Victor Parrish, Laura Bernard, Marie Danielson, Ed and Kim DiPietro, Toni Greene, Mike Pimenta, Anthony Cardone, Mariam Johnson, Keith Ammon, Charlie Peak, Patty and Don Grosso, Karen Scott, Bill McFadden, Kaleb Jacob and three other members of the public were present.

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

Consent Agenda-The Selectmen signed the consent agenda. Rodney moved to approve the consent agenda including appointment of Ed Carroll to the CEDS Advisory Committee/SNHPC. Christine seconded the motion. All were in favor. 3-0

B. PUBLIC FORUM:

None.

C. APPOINTMENTS:

Item 1: PUBLIC HEARING RE: BOND For Construction Of Fire Station-Fire Station Warrant Article \$2,510,000: Joe called the Public Hearing to order at 6:01 PM. He read the Public Notice aloud as follows:

The New Boston Board of Selectmen will hold a Public Hearing at 6:00 PM on Tuesday, January 17, 2017 at the Selectmen's meeting room at the Town Hall, 7 Meetinghouse Hill Road relating to Warrant Article #03 which is a bond article relating to the borrowing of \$2,510, 000 for the purpose of building a new Fire Station and the repurpose/demolition of the old Fire

Station. This hearing follows the requirements of RSA 33:8a as prescribed by law. The public is invited to give input to the Selectmen and offer any suggestions pertaining to the presented budgets.

Joe then read Warrant Article 3 and its explanation aloud as follows:

Article 3: To see if the Town will vote to raise and appropriate two million five hundred ten thousand (\$2,510,000) for the purpose of design and construction of a new Fire and EMS Facility in the Town of New Boston and to include funds for the repurposing/demolition of the present Fire Station. Said sum to be raised by the issuance of serial bond(s) or notes not to exceed two million, five hundred ten thousand dollars (\$2,510,000) under and in compliance with the provisions of the Municipal Finance Act (RSA Chapter 33:1 e seg., as amended) and to authorize the Board of Selectmen to issue and negotiate such bonds or notes, to determine the rate(s) of interest thereon and to take such other actions as may be necessary to effect the issuance, negotiation, sale and delivery of such bonds or notes as shall be in the best interest of the Town of New Boston. (3/5ths vote required) (Selectmen and Finance Committee recommend 5-2).

Explanation of Article 3. The Fire Wards are requesting funding to design and construct a new fire station. Research and needs study has been thoroughly investigated and a plan developed by the Fire Station Building Committee over four plus years. The results have been reviewed at the CIP meeting as well as a presentation has been made to the Finance Committee/Board of Selectmen that explains in detail all aspects of the project. The Board of Selectmen added \$60,000 above the original Fire Ward request to allow for the flexibility to refurbish or demolish the existing Fire Station structure. The land for the building was purchased as a result of a Town Meeting vote in 2015.

Discussion:

Ed DiPietro of Clark Hill Road noted in the past he has served on the Planning Board, Capital Improvements Committee and ZBA. During this service he noticed numerous major town projects were the subject of much discussion but in this case his opinion is discussion has been limited. He has great respect for the Fire Department but has concerns:

1. The population has not grown enough to warrant and enlarged station.
2. Not aware current station is not satisfactory for today's town needs.
3. Consider the financial impact of the fire station on other town needs. Can the town properly support the highway, school and police departments at their current and future levels and still support this station. He understands the school is considering a request for a \$1 million+ addition next year.
4. Would the brand new station be unattended or require full time personnel to oversee it.

Joe noted the Fire Department intends to remain a call department for the indefinite future and does not currently have a full time Chief. Parts of the time the station will be unoccupied.

Fire Chief Dan MacDonald was present and noted he moved to New Boston in 1974 when the population was 1600, today the population is 5600. The population is growing and continuing growing with subdivisions. The call rate in 2016 was at an all-time high at over 500 calls,

drastically increasing over the years. The Department is an on call department and the station is sometimes unoccupied as the new station would be. The town is fortunate that the station is unoccupied as that means the Department is a call Department, the town is not paying people, there are no provisions in the new station design that you would find for a full time staffed Department. Traditionally the New Boston Fire Chiefs have had a goal to stay a call Department as long as possible. The Department has been working in recent years to attract volunteers through the TARP and recruit programs to ensure daytime coverage. Dan and the Fire Wards have a goal to stay a low cost on call Department as long as possible. There is no trickery here. This situation may have to change in future years if volunteers don't join the Department. If this happens and the Department can't respond to calls and has to call on mutual aid too often, it will have to become a staffed Department. One benefit of a new station is to attract volunteers. A tour of the current station is planned for January 28 where the public can see the limits of the station.

Anthony Cardone of Cochran Hill Road asked how many calls the Department responded to in 2016 and the percentage of fire v. EMS calls. Dan said the Department responded to 529 calls in 2016, 25% more than usual. 40% are typically for fire calls and 60-70% EMS.

Victor Parrish of Hopkins Road asked if the new station would be a similar size as the school. Joe said no. Victor asked if there have been any problems when other town buildings have been unoccupied. Joe noted nothing other than some vandalism at the school when he was on the School Board. Victor asked if there was any reason to think there was a problem with having a fire station that is not manned 24 hours. Joe said no.

Karen Scott of Dane Road noted volunteers are decreasing in general nationwide, the people moving into town are young families and executives who are not the volunteer type. She doesn't see how a new \$2.5 million station would attract volunteers.

Dan noted it is more difficult to get volunteers, surrounding towns with similar populations may have 20 volunteers on their departments, New Boston has 50 volunteers on its roster, four of which live in Bedford and one from Weare. This has been accomplished through a lot of hard work attracting and recruiting volunteers. New Boston has a good reputation for attracting volunteers that want to volunteer for New Boston. Lyndeborough put New Boston on automatic call during the day because they can't get any daytime volunteers. New Boston has "Recruit" volunteers, training for firefighting and EMS careers, who contract with the New Boston Fire Department to be in the station available for calls during weekdays. The Department works very hard marketing and attracting volunteers to keep Department costs low as long as possible.

Mike Pimenta of McCurdy Road noted he has lived in town 29 years. He remembers when the addition for the school, the library addition and then the new library were marketed, organizations were encouraged to use those spaces for meetings. He suggested if the Department is looking for space to hold its meetings they could be held at one of these locations instead of a new station. He also noted he would like to see pictures and drawings of the new station.

Joe noted presentations and meetings have been held including drawings. The presentations and drawings are now available on the town website and [You Tube Part 1 \(click here\)](#) and [You Tube Part 2](#).

Dan noted to reserve a room at the school or library for weekly Fire Department meetings and trainings is very difficult and not practical or desirable due to the types of trainings held. The Department works very hard to make things easy for the volunteers. One of these things is volunteers always know training is consistently held at the same time and place.

School Board member Glen Dickey was present and noted, since Ed DiPietro asked about the school, the District has no plan to reoccupy the white buildings or create an addition. A Space Needs Committee is helping the Board with the issue of how the school will deal with space needs in the future. The Board discussed this at its meeting last week and, even if they plan to build an addition, the District would reoccupy the white buildings first.

Toni Greene of Fraser Lane noted at the first meeting after the voting in March a school official noted the District was absolutely going to ask for a bond to build onto the school on the school ballot next year.

School Board Chairman Wendy Lambert was present and noted she agreed with Glen saying the Space Needs Committee has a comprehensive charge and more will be known once the Committee has done its study.

CIP Committee Chairman Brandy Mitroff was present and noted that when the CIP Committee met with the school officials in fall 2016 the school officials indicated keep the addition on the CIP schedule with hopes for March 2018. That doesn't always mean it will happen in the planned year, items are kept in as placeholders and delayed to another year.

Kathy Morrissey of Mill Street asked about the terms of the fire station bond. She also noted the Finance Committee was not in agreement as two members voted against this Article and asked if the Finance Committee could summarize the pros and cons.

Finance Committee Chairman Bill Gould was present and noted the dissenting voters are present tonight and asked them to speak.

Brandy noted she is on the Finance Committee and was a dissenting voter. She feels the new fire station plans are excellent, the Department has done its due diligence as the town asked them to research refurbishing the old station and compare to a new station. The only reason she voted no is she feels the timing is not quite right. She hopes the New Boston Bulletin can be used to get the word out to voters instead of having this Article voted down in 2017.

Bill McFadden of Dane Road asked if there was any consideration of selling the current fire station property to pay for a new station. Joe noted that was not considered, the town acquired additional land behind the station one or two years ago which may be used for additional parking or another need in the future.

Peter and the Fire Wards presented the terms of the bond. It is a 20 year bond that begins in 2018 with a payment of \$211,000 and the payment decreases each year as the principal and interest decrease with the last payment of \$125,000. The Fire Wards showed a bond chart showing the impact on the tax rate:

Payment Year	Cost of station by Year	Interest Rate	Interest Payment	Principal Payment	Total Payment by Year	Tax Rate Impact per \$1000
2018	2,510,000.00	3.25%	88,599.51	130,000.00	218,599.51	0.35
2019	2,380,000.00	3.25%	77,350.00	130,000.00	207,350.00	0.33
2020	2,250,000.00	3.25%	73,125.00	125,000.00	198,125.00	0.31
2021	2,125,000.00	3.25%	69,062.50	125,000.00	194,062.50	0.31
2022	2,000,000.00	3.25%	65,000.00	125,000.00	190,000.00	0.30
2023	1,875,000.00	3.25%	60,937.50	125,000.00	185,937.50	0.30
2024	1,750,000.00	3.25%	56,875.00	125,000.00	181,875.00	0.29
2025	1,625,000.00	3.25%	52,812.50	125,000.00	177,812.50	0.28
2026	1,500,000.00	3.25%	48,750.00	125,000.00	173,750.00	0.28
2027	1,375,000.00	3.25%	44,687.50	125,000.00	169,687.50	0.27
2028	1,250,000.00	3.25%	40,625.00	125,000.00	165,625.00	0.26
2029	1,125,000.00	3.25%	36,562.50	125,000.00	161,562.50	0.26
2030	1,000,000.00	3.25%	32,500.00	125,000.00	157,500.00	0.25
2031	875,000.00	3.25%	28,437.50	125,000.00	153,437.50	0.24
2032	750,000.00	3.25%	24,375.00	125,000.00	149,375.00	0.24
2033	625,000.00	3.25%	20,312.50	125,000.00	145,312.50	0.23
2034	500,000.00	3.25%	16,250.00	125,000.00	141,250.00	0.22
2035	375,000.00	3.25%	12,187.50	125,000.00	137,187.50	0.22
2036	250,000.00	3.25%	8,125.00	125,000.00	133,125.00	0.21
2037	125,000.00	3.25%	4,062.50	125,000.00	129,062.50	0.20
			860,637.01	2,510,000.00	3,370,637.01	

2018	2,510,000.00	3.25%	629,707.00
Starting Year	Est. Cost of Project w/o Interest	Bond Interest Rate	Town Valuation divided by 1000

The Fire Wards also showed a spreadsheet showing the total a New Boston property owner would pay over the 20 years according to the value of their home:

\$150,000	\$250,000	\$350,000	\$450,000	\$550,000	\$650,000	\$750,000	\$850,000	<<< Home Tax Assessment
52.07	86.79	121.50	156.22	190.93	225.64	260.36	295.07	\$0.35 / 1000
49.39	82.32	115.25	148.18	181.10	214.03	246.96	279.89	\$0.33 / 1000
47.19	78.66	110.12	141.58	173.05	204.51	235.97	267.44	\$0.31 / 1000
46.23	77.04	107.86	138.68	169.50	200.32	231.13	261.95	\$0.31 / 1000
45.26	75.43	105.60	135.78	165.95	196.12	226.30	256.47	\$0.30 / 1000
44.29	73.82	103.35	132.87	162.40	191.93	221.46	250.98	\$0.30 / 1000
43.32	72.21	101.09	129.97	158.85	187.74	216.62	245.50	\$0.29 / 1000
42.36	70.59	98.83	127.07	155.31	183.54	211.78	240.02	\$0.28 / 1000
41.39	68.98	96.57	124.16	151.76	179.35	206.94	234.53	\$0.28 / 1000
40.42	67.37	94.31	121.26	148.21	175.16	202.10	229.05	\$0.27 / 1000
39.45	65.75	92.06	118.36	144.66	170.96	197.26	223.57	\$0.26 / 1000
38.49	64.14	89.80	115.46	141.11	166.77	192.43	218.08	\$0.26 / 1000
37.52	62.53	87.54	112.55	137.56	162.58	187.59	212.60	\$0.25 / 1000
36.55	60.92	85.28	109.65	134.02	158.38	182.75	207.12	\$0.24 / 1000
35.58	59.30	83.02	106.75	130.47	154.19	177.91	201.63	\$0.24 / 1000
34.61	57.69	80.77	103.84	126.92	150.00	173.07	196.15	\$0.23 / 1000
33.65	56.08	78.51	100.94	123.37	145.80	168.23	190.66	\$0.22 / 1000
32.68	54.46	76.25	98.04	119.82	141.61	163.39	185.18	\$0.22 / 1000
31.71	52.85	73.99	95.13	116.27	137.42	158.56	179.70	\$0.21 / 1000
30.74	51.24	71.73	92.23	112.73	133.22	153.72	174.21	\$0.20 / 1000
\$802.91	\$1,338.18	\$1,873.45	\$2,408.72	\$2,943.99	\$3,479.26	\$4,014.53	\$4,549.80	<<< 20 Year Tax Cost

Victor noted the numbers on these charts equate to 25 cents per day. He has needed to call the Fire Department more than once for emergencies and the Fire Department is hugely important to the town. He is concerned the town will lose the volunteers it has. He noted any organization will attract volunteers if it is made clear how to volunteer. The town has done a fantastic job in giving clear leadership on how to volunteer in many areas and Victor is proud of the town for this.

Keith Ammon of Byam Road noted that when voters were signing the petition Warrant Article last week the Fire Chief was present and noted the Finance Committee instructed the Fire Department not to maintain the old fire station as a new station was being planned.

Dan noted approximately 2010 he met with the Finance Committee as Department Managers do every year. At that time there was discussion about the fire station and the Finance Committee

recommended decreasing the maintenance line for the current station due to the possibility of a new fire station.

Betsy Holmes of Clark Hill Road noted if the Department loses volunteers it will have to hire full time staff. That will get very expensive very quickly. She recommends sustaining a committed volunteer population as long as possible the town will be surprised what a bargain that is and all need this service.

Ed DiPietro restated do we need a new station to support the current town population. If the town grows it will need a larger station but right now he thinks the current station is adequate.

Dan noted that trying to equate the number of people in town to the physical needs of the fire station is apples to oranges. This is about equipment, safety and environment for a department of any size and particularly volunteer. The Fire Wards are not saying a new station is needed to remain volunteer but it is needed to maintain the safety of the volunteers.

Don Grosso of Joe English Road noted all should see the presentation by the Fire Department showing the significant need. It is available on You Tube.

Victor asked if there is any logical projection that the town is not going to continue to grow. Joe noted there is no indication that the town is not going to continue to grow or decrease population, there has been growth. A decrease was predicted in the demographic study ordered by the School District a few years ago but it was not correct.

Mike asked if the number of volunteers is decreasing. Dan noted the Department lost ten members last year but maintained the status quo for membership but have to work harder to get more people. Joe noted the Chief has said a new station would attract volunteers as an ancillary benefit, it is not the primary reason for a new station.

Karen asked why these volunteers resigned from the Department. Dan noted most were due to relocations. Karen asked if they were leaving due to the recruit program so Dan explained the recruit program brings in volunteers who are not from New Boston and in this case the Department knows these recruits won't volunteer for the Department for longer than approximately 14 months. The Department helps these volunteers get experience and then helps them find a job in the field, resulting in the recruits leaving New Boston and moving on to employment in other agencies. The recruits are not paid for their schooling or by the hour. To attract recruits, last year the Department began paying for half of the recruit's course. This costs approximately \$400 per recruit and keeps the fire station manned during the day under contract for two years. The Department is advertising for recruits at the NH Fire Academy and EMS School. The process of attracting volunteers is always revolving, creative and flexible, time is always devoted to it. The Department is always working to create an environment the volunteers want to be part of. The Department used a TARP grant in the past to bring in recruits in prior years but the grant is no longer offered.

Glen asked about gear decontamination issues. Dan said he is creating another video to get information out on the hazards of firefighting. Volunteers are not as frequently exposed as full time firefighters but it is still a concern. Firefighters should clean up in a decontamination area

at the station and then go home but New Boston firefighters go home to clean up. Trying to create an environment where volunteers risking their lives responding to calls for their neighbors don't bring these hazards home to their families.

Joe said modern stations have decontamination rooms. The Fire Station Committee toured fire stations around NH and learned what they have for decontamination areas with showers and washers and dryers for the gear. New Boston has a kitchen.

Gerry Cornett of Depot Street noted he has four years of military firefighting experience which taught him what the New Boston firefighters do and the equipment they have been using to operate, New Boston needs to give them the best they possibly can.

Kaleb Jacob of Fraser Lane asked if the Fire Department has a contract with a company in Hooksett to clean the gear. Dan said the Fire Department is trying out this service by sending ten sets of gear to Soil Away in Hooksett after trying other solutions. This costs \$64 per set with 2-3 days turnaround time. An extractor was donated to the Department but they had no place to put it due to drainage and turnaround time, 4-5 days, without gear they need.

Willard Dodge of Tucker Mill Road noted he was on the Fire Department in the late 50's early 60's. He reminded everyone to compare materials burning in fires at homes today to fires at homes at that time. That is why it is so important to get this proposal done.

Mike Pimenta asked if contamination problems from washing gear could contaminate land in the new fire station area. Dan said there would not be this problem as a new system to contain the waste is planned. There is no room at the current station to add this containment system. The current fire station shares a septic and well with the church.

Rodney moved to close the Public Hearing at 6:48 PM. Christine seconded the motion. All were in favor. 3-0

A break was taken from 6:48-6:52 PM.

Item 2: PUBLIC HEARING RE: 2017 BUDGET Presentation Of Entire 2017 Budget Consisting Of Operating Budget And Warrant Articles: Joe called the Public Hearing to order at 6:01 PM. He read the Public Notice aloud as follows:

The New Boston Board of Selectmen will hold a Public Hearing at 6:15PM on Tuesday, January 17, 2017 at the Town Hall Meeting Room, 7 Meetinghouse Hill Road relating to the 2017 Town Municipal Budget. This public hearing is conducted under the provisions of RSA 32:5, I, and all operating budgets and warrant articles will be reviewed and discussed. The public is invited to give input to the Selectmen and offer any suggestions pertaining to the presented budgets.

Joe then read all Warrant Articles and their explanations aloud as follows:

Article 4 To see if the Town will vote to raise and appropriate as an operating budget not including appropriations 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 four million seven hundred sixty four thousand, seven hundred and five thousand, four hundred eighteen five hundred fifty eight dollars (\$4,764,558). Should this article be defeated, the default budget shall be four million seven hundred and five thousand, four hundred eighteen dollars (\$4,705,418) which is the same as last year with certain adjustments required by previous action of the Town of New Boston 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. This operating budget article does not contain appropriations contained in any other articles. (Majority Vote Required) (Selectmen and Finance Committee Recommend 7-0)

Explanation for Article 4. The operating budget includes routine, and for the most part, recurring expenses related to staffing (including salaries and benefits), supplies, utilities, vehicles, maintenance, repairs, and the like required for the day-to-day operation of the town departments.

Discussion:

Kaleb noted he grew up in Maine where if a budget was voted down there was no budget. His community once had to vote four times for a school budget to pass. He noted in New Boston there is not much difference between the proposed Operating Budget and the Default Budget meaning a win/win for the town.

Trustee of the Trust Funds Fred Hayes was present and confirmed the Highway Block Grant carries over to the next year if it is not used as the anticipated spending is less than the expected revenue in 2017.

Brandy discussed the old Town Meeting system the town used to use compared to the new SB2 system the town uses now. She said under the Town Meeting system voters would gather at the town hall and debate pros and cons of each article. Budget amounts could be zeroed and this happened in New Boston. By state law under SB2 there must be a default budget that must include contracted amounts.

Cathy Strausbaugh of Lull Road noted she was on the School Board in the 1980s when the school budget was zeroed. The Board then had to close the school, give pink slips firing all teachers and staff and then had to go to court. She said this should not happen to a town.

Kim DiPietro of Clark Hill Road asked about the library electricity budget as it is not included as a line as every other department has. Library Trustee Chairman Bill Gould explained the library budget breakdown where all library expenditures are in the allocation line.

Article 5 To see if the Town will vote to raise and appropriate one hundred twenty thousand dollars (\$120,000), to be placed in the existing Fire Department Vehicle and Equipment Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee Recommend 7-0)

Explanation for Article 5. Based on the replacement cost of each vehicle plus equipment for the year of replacement or refurbishment, \$120,000 must be allotted to the fund each year to

ensure sufficient money is available at the time of scheduled replacement/refurbishment. The department has 6 trucks with a life expectancy of between 15-30 years.

Discussion:

Fred noted this explanation is misleading, it cannot say “plus equipment,” this Trust is currently for vehicles only. An Article was considered this year to expand the purpose of the Trust but it is not expanded yet. Peter will amend the explanation.

Article 6 To see if the Town will vote to raise and appropriate ninety thousand dollars (\$90,000) to be placed in the existing Highway Truck Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee Recommend 7-0)

Explanation for Article 6. The Highway Truck Capital Reserve Fund covers the replacement of a small dump truck plus the three regular six wheelers and one 10-wheel dump. The smaller truck has a life expectancy of 10 years and the larger trucks 15 years plus. If prudent, a replaced truck may be kept off line for back-up and to plow snow.

Discussion:

Kathy asked if the highway trucks keep getting voted down. Rodney noted last year was the first time the Highway Truck CRF was voted down. An Article for a ten-wheeler to replace a six-wheeler was voted down five years ago.

CIP Committee member Fred Hayes noted the Highway Department has been purchasing good quality used trucks in recent years. One year an Article to purchase one truck was approved but the Department was able to purchase two for the price of one that year. He also noted due to these purchases and maintenance extending the life of equipment the Department has, the CIP Committee recalculated and lowered the yearly amounts planned to be raised for this CRF.

Article 7 To see if the Town will vote to raise and appropriate the sum of thirty five thousand dollars (\$35,000) to be added to the Revaluation Capital Reserve Fund to be used to complete the 2021 town-wide revaluation as required by law. (Majority Vote Required) (Selectmen and Finance Committee Recommend 7-0)

Explanation of Article 7. As required by State law the Town must provide a complete revaluation of all parcels every five years; the next year being 2021. A total amount of \$160,000 is the final estimated cost to complete.

Discussion: None.

Article 8 To see if the Town will vote to raise and appropriate thirty thousand dollars (\$30,000) to be placed in the existing Highway Heavy Equipment Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee Recommend 7-0)

Explanation for Article 8. This fund allows for the replacement of the loader, grader, and the backhoe on a 12-15 year replacement cycle.

Discussion:

Fred noted that due to maintenance extending the life of equipment the Department has, the CIP Committee recalculated and lowered the yearly amounts planned to be raised for this CRF.

Article 9 To see if the Town will vote to raise and appropriate the sum of eighty five thousand dollars (\$85,000) for the purpose of improvements on Bedford Road. This is a non-lapsing appropriation and will not lapse until the project is complete or until December 31, 2022, whichever comes first. (Majority Vote Required) (Selectmen and Finance Committee Recommend 7-0)

Explanation for Article 9. This year's request is an ongoing effort to continue construction on various locations in Town. The Bedford Road stretch will be made safer and also meet the standards as prescribed by the Road Agent.

Discussion:

Joe noted Bedford Road is the busiest non-state road in New Boston.

Article 10 To see if the Town will vote to raise and appropriate forty thousand dollars (\$40,000) to be added to the existing Town Bridge Repair/Replacement Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee Recommend 7-0)

Explanation for Article 10. The funding under this Warrant Article is consistent with the CIP recommendation and scheduling for bridge repair and replacement projects. In order to keep up with the high cost of bridge repairs in the future, the Road Agent has a long term plan for future upkeep and construction. In order to avoid spikes in the appropriation for some years, the CIP Committee spreads the Capital Reserve funding consistently over years.

Discussion: None.

Article 11 BY PETITION -To direct the Selectmen sell, under the provisions of RSA 41:14-a, a certain parcel of Town owned land described as land Map 8, Lot 110-2 just north of the New Boston Post Office consisting of approximately 3.25 acres for the sum of \$195,000.00 or higher.

Discussion:

Brandy Mitroff of Thorton Road was present and asked if this land purchase included a clause limiting resale.

Don Grosso of Joe English Road was present and explained the sale as a representative of the seller, Freedom Crossing, LLC, saying at one time this was a 20 acre parcel. Gail and Randy Parker owned 10 acres, five acres was shared by the Parkers and the Grossos that became the Post Office and the Grossos owned 5 acres. The Parkers entered into a sale agreement with the town to build the library at its current location on the Parker's parcel. The LLC donated the entrance from Route 13 to the town to get to the library. The LLC was then offered \$680,000 for

the remaining land but did not agree to the sale due to the possible use of the land as it may not fit in with the character of New Boston. Instead, the LLC negotiated a price to sell the land to the town and this was done. Don said that at the time the LLC explained its intent to the town and the town understood that the LLC was selling this land to help the municipality and the land was to be used to expand municipal buildings when it became necessary as it is a valuable, flat piece of land, hard to come by in New Boston. There was no clause or contract to this effect, it was a matter of trust.

Fred Hayes of Bedford Road asked what would happen if both Article 3 and Article 11 pass.

Petitioner Kaleb Jacob explained background of Article 11. He became concerned a couple years ago about the shady way the town acquired the land. At that time there was a Warrant Article to raise and appropriate \$205,000 for the purchase of the land but this was changed at the Deliberative Session to take the money from the unfunded balance. He said the unfunded balance was approximately \$2.5 million at that time and could have been used instead to decrease the tax rate. He thought this occurred because the Fire Wards were desperate to get this land as a 3/5 majority vote was required and the Deliberative Session change avoided that requirement and made the Article more attractive to voters saying that the purchase would not affect the tax rate. He presented Article 11 for the 2017 Warrant as a correction to let the voters decide if the town should own this land.

Rodney noted that it is untrue that a 3/5 majority vote was required for the Article Kaleb is referring to. He said the Warrant did not indicate a bond was required for that purchase, the Article was asking voters to approve a \$205,000 purchase and indicated taxes would have increased by that amount. Instead it was proposed at the Deliberative Session to take that amount from the unfunded balance and the Warrant was changed. Intelligent people considered this Article and voted for it. Rodney said Kaleb is saying the voters were not intelligent and voted for it just because it was there, which is insulting and lie that the change was made to bypass a 3/5 vote.

Joe noted there was no desperation on the part of the Fire Wards. He asked Peter to explain the unfunded balance.

Peter explained the state recommends towns maintain a certain amount of money as an unfunded balance. The recommendation for New Boston is 8% and New Boston's balance is at this level now. At the time of the vote to purchase the land the balance was \$1.2 million and the vote brought the balance to \$1 million, the minimum recommendation.

Willard noted some residents have lived in New Boston their entire lives and have worked all their lives to make New Boston a better place to live. He said that regardless of the Fire Department wanted a new fire station, voters were intelligent and recognized this was a valuable piece of property that would help the town grow and voted for the land purchase. Willard thanked the Parkers and the Grossos for offering the land to the town to make this happen.

Victor noted that the land purchase happened two years ago and Article 11 seems delayed as an action to correct a perceived improper purchase as it is being brought in 2017 instead of an earlier year and seems like a shady underhanded attempt to get around and sabotage Article 3.

Kaleb noted he met with Peter in April when Peter said he had worked on a bond to purchase the land. Peter noted he is not sure as he has to look up the Warrant Article, the bond may have been for the Thibeault land purchase that was considered but this purchase was originally planned to be borrowed and a 3/5 majority vote would have been required.

Kaleb noted the property card notes the land is valued at \$115,000.

Fred said that is the assessed value. He also said the Warrant Article can be researched by looking at the Town Report from that year to confirm if a 3/5 majority vote was required.

Don noted the town paid for an appraisal on the land that came out at \$245,000 as opposed to assessed value.

Article 12 To act on any other business that may legally come before this meeting.

Discussion:

Kaleb asked if it is possible for the Selectmen to add an Article for maintenance of the current fire station as there has not been maintenance done. Joe said there is money in the budget in the budget for maintenance, maybe not enough but it is there. Dan confirmed there is \$6,000 per year in the budget for station maintenance. Kaleb specified \$100,000 for an exhaust system or a separator may be a step in the right direction to keep first responders safe. Rodney noted the Selectmen can consider adding that into the operating budget or as a separate Article later.

Rodney moved to close the Public Hearing at 7:21 PM. Christine seconded the motion. All were in favor. 3-0

D. OLD BUSINESS:

Item 3: Adoption of Public and Non-Public Minutes of January 3, 2017: The Selectmen reviewed the Public and Non-Public Minutes of January 3, 2017. Rodney moved the Public and Non-Public minutes of January 3, 2017 be accepted as presented. Christine seconded the motion. All were in favor. 3-0

E. NEW BUSINESS:

Item 4: Lot Merger Adoption Request-Townes Family Trust: Peter reported this matter on Francestown Turnpike has been pending a response from the Selectmen since 2013 when the Planning Department sent an inquiry to Town Attorney Bill Drescher who responded with a detailed legal opinion concluding it is ok to do what Charlie Peak wants to do on three lots but not on one of the lots as it should not have been separated. The Selectmen reviewed a map, Bill's recommendation and Rodney spoke with the Planning Coordinator today. Tract B&C will now be merged. Rodney moved to direct Peter to move forward with the merger of lots B&C as indicated on the map presented requiring further legal work and surveying. Christine seconded the motion. Discussion: The town merged these lots for tax and assessing purposes many years ago. The merged status had no effect on the taxes assessed or paid. All were in favor. 3-0

F. OTHER BUSINESS:

Item 5: Town Administrators Report:

- Old Coach Road Issue With Fairpoint: The Fairpoint contractor has been working in the area and estimate their portion of the project will be complete by mid to late January.
- Finance Committee: The process is complete. The Committee met for its last meeting January 7 where the Committee and Selectmen voted on each town Warrant Article and the results of their work was reviewed during the Public Hearing tonight.
- Disposal of 1999 Ambulance: The ambulance is being shown to interested towns.

Item 6: Selectmen's Reports:

Joe reported the Planning Board met. A sitewalk took place at the Nixon property. The Board discussed fire protection by cisterns and sprinklers and sources of water as part of revising the Master Plan.

Joe reported the Forestry Committee is doing a great job recently. They are planning to meet to consider a cut at the Transfer Station and the ballfield. The Selectmen drafted a bid, the Committee revised it and will consider bids this week. Willard Dodge assisted the Committee to find borders at the Follansbee lot. This is required under the American Tree Farm system. Graham Pendlebury, Tom Miller and Kim DiPietro also helped define borders. This will also be done at other town forests and their management will be more systematic in the future.

Item 7: Request for Non-Public per RSA 91-A:3, II(b)(c): Rodney made a motion to go into Non-Public session per RSA 91-A:II(b)(c) at 7:38 PM. Joe seconded the motion. All were in favor. 3-0-Poll Vote: Joe-yes, Christine-yes and Rodney-yes. Board then entered non-public session.

Move to exit Non-Public Session: Joe made a motion to exit Non-Public Session. Christine seconded the motion. All were in favor. 3-0

Joe moved to hire Andrew A. Vollaro III as a Part Time New Boston Police Officer effective immediately. Rodney seconded the motion. All were in favor. 3-0

B. PUBLIC FORUM:

Keith Ammon of Byam Road was present to follow up on the petition Warrant Article from two years ago that passed adding language to the tax bill allowing taxpayers to donate to the school. The School Board and Administrators signed it at the time. Keith spoke to the NH DRA recently who said it is up to the Selectmen as to what is noted on the tax bill and referenced an RSA giving this authorization. Keith will get more information to the Selectmen about this.

Keith also discussed items allowed in to be included in the Default Budget under RSA 40:13VIII(b) saying the Default Budget should be reduced by the amount of items considered one time expenditures in the previous year's budget. He has learned this has not been well defined or thought about in the state but he wondered if the town has been reviewing the budget

for one time expenditures. The School Board has been considering one time expenditures each year and voting on them to confirm if they are in fact one time expenditures. The Selectmen noted they can also do that.

The Selectmen asked if Keith would like to begin meeting with them regularly in his capacity as a State Representative to update them on what is going on in the legislature as Representative Andy Sanborn does. Keith said he would.

Victor noted he is encouraged that there are 50 volunteers on the New Boston Fire Department but saddened that less than 40 residents attend a Selectmen's meeting to help fund those volunteers and what they need.

The Selectmen urged everyone to tell their neighbors and friends to attend the Town and School Deliberative Sessions on February 6 and 7 at 7:00 PM at the New Boston Central School gym.

ADJOURNMENT: Joe made a motion to adjourn the meeting at 7:53 PM. Christine seconded the motion. All were in favor. 3-0

Prepared by Maralyn Segien

**Next Scheduled Meeting: February 6, 2017-Deliberative Session
New Boston Central School Gymnasium-7:00 PM**