



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES

January 7, 2019

6:00 PM

PRESENT:

Nancy Rollins, Chair
Janet Kidder, Selectman
G. William Helm Jr., Selectman
Kim Hallquist, Town Administrator
Wendy Johnson, Finance Officer

ALSO PRESENT:

Bob Harrington, Public Works Director	Jay Lyon, Fire Chief
Norm Bernaiche, Chief Assessor	Rob Prohl, Chair, Budget Committee
John Wilson, New London Resident	Bob Bowers, New London Resident
Peter Bianchi, New London Resident	John Raby, New London Resident
Joe Cardillo, Vice Chair, Budget Committee	Phyllis Piotrow, Budget Committee
Lauren Chadwick, Budget Committee Member	Minette McQweeney, <i>Intertown Record</i>
Peter and Katie Vedova, New London Residents	Leigh Bosse, <i>The Messenger</i>

Chair Rollins called the meeting to order at 6:00 PM.

Public Comment

Peter and Katie Vedova: attended the meeting to discuss a safety concern on North Road in Sutton that runs from exit 10 to the High School. Ms. Vedova explained that she spoke with Sutton school board representatives and they recommended that she speak with the Selectmen in New London and Sutton and also the Police chief in both towns. She thinks lines should be painted on that road as it is very dark on that road and there are no middle divider lines or breakdown lines. Ms. Vedova pointed out that a high percentage of drivers on this road are teenagers. There is confusion as to whose responsibility this would be, but since this is a town road and it is located in Sutton, it is likely up to the town of Sutton to paint lines on the road if it is warranted. This has been discussed in the past but there has been no solution.

Bob Harrington, Public Works Director, stated all roads are not lined but he thought there was an agreement when the school was built that it would be lined. He stated this would be a decision made by the Board of Selectmen in Sutton under the recommendation of the highway superintendent. High traffic roads are typically lined.

Chair Rollins stated this would need to go before the Selectmen in Sutton and a conversation should take place with their chief of police as well. Kim Hallquist will write a letter stating that this was brought up by a resident who had a concern. Mr. Harrington can contact the Road Agent in Sutton to let him know about this issue and will also speak with the Town Administrator in Sutton.

Bob Bowers: Asked the Board to clarify which of his lists on Buker that the Board was referring to at their last meeting: the cost estimates presented on November 10th or the December 10th memo. The Board noted that they are using both.

John Wilson: Asked that Board of Selectmen reconsider splitting the Sydney Crook meeting room to use for office space as he did not think it is a good idea to do so.

Norm Bernaiche – update on the tax mapping project

Norm Bernaiche, Chief Assessor, met with the Board to give a summary of the recently completed tax map project. He explained that in 2008 the town contracted with an aerial photography company to photograph the town. Through this project it was discovered that parcel lines depicted on the town's tax maps were off. It took several years but the town was able to contract with CAI to correct this. It has been a 2.5-year project; all of the plans, deeds and surveys of town properties were used as resources to remap the town. Having accurate tax maps means accurate assessments. There is now a robust database that allows them to compare what the source of the document was that established the parcel and the dimensions. Mr. Bernaiche noted that the Board needs to determine what the threshold of change should be for a resident to be notified. If there is no change or if it is very small change, he suggested that there is no need to notify them. Of the 2,800 parcels, 1,242 parcels changed to some extent. Of the 1,242 parcels that did change, 37% had a change of over one-tenth of an acre. Staff is putting the acreage change into the assessment system to see what the results yield. It was suggested any change of over \$1,000 in assessment would qualify as the threshold for notification to the property owner. If any property owners have questions, they are welcome to come in and discuss it further with the assessing staff. Chair Rollins would like this information in *Municipal Matters* and also on the front page of the town's website. Selectman Helm recommended that they adopt Mr. Bernaiche's suggestion of notifying residents of any changes over \$1,000 and thanked him for all the work that has been done. The Board agreed.

Final Report from Harriman and next steps for Buker renovation

Selectman Helm stated that the Board should accept the Harriman report and thank them for all the work they have done. It was a helpful guide for the Board to realize there is a need for a new police station. There is a lot of valuable data in the report and the goal the Board set out to achieve was accomplished. Selectman Kidder agrees and felt it was very comprehensive and solidified the fact that the building couldn't be renovated for a police department, adding that a new site should be found for a police department but the ventilation, drainage and mold issues should be fixed in Buker so it is habitable.

Bob Bowers thought at the last meeting it was the intention of the Board to see what could be done to move the Police into the court space and the Recreation Department would move into the Academy Building. Mr. Bowers thought there was a 2-1 decision to do this. Selectman Kidder disagreed that the Board intended to move Recreation out and observed that there is no reason to move Recreation if they will be moving the Police Department at some point. It would be very expensive to move dispatch. Mr. Bowers noted that the police have stated for years that they don't have enough space and need to have those needs met. He stated the Board is keeping the Rec Department there at the expense of the very real needs of the Police Department.

Selectman Helm stated that there was no decision made at the last meeting. There were a number of different comments but there was no decision or offline discussion of these issues. Chair Rollins feels it should be done in phases and the first phase is to address the health safety issues. There isn't a clear plan yet as to where the Recreation Department should go adding that this will require a lot more thought.

With regards to the school space, Selectman Helm stated he has participated in many discussions, but he doesn't feel investing in that property is the best option for the town. Mr. Bowers stated he spoke with the Superintendent and that space could be made available with some changes. There would be ample parking and it is an ideal location as it is near the school where the children that use the

Recreation Department are. The cost to the town would be a minimal renovation cost and a rental cost. He is hoping the town will keep this option in mind. Chair Rollins stated it would mean having a reasonable agreement with the SAU and these discussions are still on the table.

Chair Rollins appreciated receiving the two reports relative to the mold sampling as performed by Purely Green Environmental. The report found several areas that were significant, and a plan is needed to address this soon. The next step will be hiring an entity that can provide a proposal to address the key issues. Selectman Helm recommends a warrant article to put money aside to address these issues, proposing that a \$500,000 warrant article for a bond for repairs to Buker. Selectman Kidder stated that number seems high. Selectman Helm replied they don't need to spend it all if the repairs come in under that amount.

Peter Bianchi stated at the last meeting it was requested that bids be obtained for the high priority list of items for Buker and that Ms. Hallquist was instructed to have the bids available by the meeting of January 7th. Mr. Bianchi is asking if the \$500,000 request for the warrant article is based on those bids. Ms. Hallquist stated she is working on getting this information but obtaining those bids could not happen by this meeting, adding that before the Selectmen complete the Warrant, there will be more accurate figures. Mr. Bianchi stated is in not acceptable that these estimates have not been received yet.

Capital Reserve Funds and Warrant Articles for the FY2020 Budget

Culverts and Bridges - Selectman Helm proposed an amount of \$750,000 for repairs to Pingree Road, Brookside Culvert and Goose Hole Bridge. The Bunker Road Guardrails funds can come out of the Transportation improvement fund and this would be a separate bond article.

Bob Harrington suggested purchasing a bypass pumping connection in the amount of \$85,000. This would be in addition to the Sewer backup pump in the amount of \$115,000. If there are any issues it would be a major cost to have it trucked out. This would come out of the Sewer fund which currently has a balance of approximately \$800,000. The Selectmen agreed to spend \$200,000 to purchase both items. There is currently \$800,000 in that fund; the Selectmen are authorized to spend the funds for sewer equipment.

Future Police Department Land – Until a site has been determined, there is no plan for this.

Future Buker/Whipple Land (McEnrue) – Selectman Helm stated that there is no money for this property and it would be difficult to buy a piece a land for the Police Department and also try to buy the McEnrue property as well. Chair Rollins stated there should be continued consideration of the McEnrue property since having this would enhance the continued use of Whipple Hall. Selectman Kidder noted that it would be nice to have it for additional parking, but the Board's goals should be addressing the problems with the Buker Building, finding a piece of land for the Police Department, designing a building for the Police Department and moving them out.

Conservation CRF – At the last meeting Selectman Helm proposed putting in \$10,000. At the Budget Committee meeting, some of the Budget Committee members discussed putting in more.

Energy CRF – There were no objections to the proposed amount of \$30,000.

Gravel Roads CRF – There were no objections to the proposed amount of \$50,000.

Selectman Helm observed that the Board had \$100,000 budgeted for these three items and this would be decreasing that amount by \$10,000 in total.

Highway Department Truck Garage Painting – \$47,000. Bob Harrington commented that there are sections that need to be washed before it is painted. His biggest concern is with the outside and it definitely needs to be done. There were no objections to this plan, funds to come from the Town Buildings CRF.

Stormwater Asset Management Plan – \$30,000, loan forgiveness. This is the same process that is being done for wastewater. There were no objections to this plan.

Transfer Station Improvements – Selectman Helm noted that they still haven't received the report and there is enough money in the account currently to do any minor projects that arise.

Solar Array on DPW Building – Selectman Helm suggested adding this to the list as this is a no cost project but will need approval at Town Meeting. There were no objections to this plan.

Brush Grinding – Bob Harrington informed the Board of Selectman that there has been a large increase in this area. He will look into other companies for better pricing. The increased amount is \$8,000. There were no objections to the requested increase in funds.

Selectman Helm discussed the three items that were different between the Selectmen and the Budget Committee:

- The Budget Committee has put \$500 back in for the Trustee of the Trust Funds.
- They have taken out \$5,000 from the Engineering Studies for Planning and Zoning
- They put back \$2,000 for the Health Officer.

Selectman Helm suggested accepting the first two but wanted to talk more about the Health Officer and septic fees.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to add \$8,000 for grinding, \$500 be restored for the Trustee of the Trust Funds and the \$5,000 be removed from the Planning and Zoning Engineering budget. THE MOTION WAS APPROVED UNANIMOUSLY.

Health Officer - Selectman Helm would like to leave the Health Officer at the level agreed to at the last meeting and review the fees relative to septic inspections. Selectman Kidder stated they didn't agree about this at the last meeting. She agrees that fees should be increased but wants the Health Officer stipend increased to \$5,000. Selectman Helm disagrees with the stipend increase and thinks they should be paying the Health officer what other towns pay and revisit the fee structure. The town currently charges \$20.00 for septic inspections and this is on the low end in comparison.

Peter Bianchi stated the issue seems to be about money and feels that keeping a well-qualified Health Officer is important to the Town of New London. He is concerned due to our lakes and water quality and would like the Selectmen to reconsider and raise the amount to \$5,000. Selectman Helm stated he is data driven and the data supports paying market price for Health Officers which is \$1,000 - \$1,500. Selectman Kidder stated there is a remarkable group of volunteers in this town and while some of them get paid, it is not very much. They should be appreciated for what they do and they are important jobs. To quibble over \$2,000 seems petty. It's not just about data, it is about the people that are in these positions feeling respected and appreciated for the work they have done.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to increase the Health Officer stipend to \$5,000. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to increase the septic inspection fee to \$100, effective immediately. THE MOTION WAS APPROVED UNANIMOUSLY.

Letter of Resignation from Deb Langner, Health Officer

Selectman Kidder would like to ask Deb Langner to reconsider her resignation. Selectman Helm requested that the Board discuss this further in nonpublic session.

Town Administrators Report

Ms. Hallquist provided the following report:

- There was discussion about who to dedicate the town report to. Selectman Kidder noted that the criteria for this selection process is that it be limited to a local or state official or anyone in town that has been in a position related to an organization serving the town. Dick Lizotte was recommended as he was the principal of the elementary school for many years. The Board agreed to dedicate the 2018 Town Report to Mr. Lizotte in recognition to his service to the town.
- North Branch Construction will be coming to Town this week to tour Buker to give the requested estimate on the renovations and repairs for Buker; there were scheduling delays due to the holidays.
- Additional Items for Warrant Articles will be:
 - Accepting the Elkins Bandstand
 - Renewal of the lease for the Elkins Post Office
 - Archives - \$3,000 for a non-lapsing account renewal
 - There may be an article for Solar Assessment exemptions. The Energy Committee wants this exemption on record and will be meeting with Chief Assessor Norm Bernaiche to discuss his views on the exemption.

Committee Meetings & Reports

Janet Kidder reported that a room in the Buker building has been repurposed to fit all the skates that were donated to the town recreation department, she thanked Matt Grimes in the Public Works Department for building the shelves to store the skates.

Meeting Minutes

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to approve the minutes from the December 17, 2018 meeting. THE MINUTES WERE APPROVED.

Upcoming Meetings & Special Events

- Next Regular Selectmen's Meeting – Monday, January 28th – 6 PM
- Planning Board Public Hearing - Zoning Amendments – Tuesday, January 8th – 6:30 PM
- Budget Committee – Wednesday, January 9th – 7 PM
- Conservation Commission – Wednesday, January 16th – 8:30 AM
- Recreation Commission – Wednesday, February 6th – 10:00 AM – Whipple Town Hall

Other Business

Selectman Helm announced that he will not be running for another term on the Board of Selectmen. Chair Rollins thanked him for his service to the town.

IT WAS MOVED (Bill Helm) AND SECONDED (Janet Kidder) to enter into nonpublic session pursuant to RSA 91-A:3, II (c): matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board.

Roll call vote: Rollins: Yes; Helm: Yes; Kidder: Yes

The Board entered nonpublic session at 7:51 PM.

The Board reentered the public session at 7:55PM.

IT WAS MOVED (Bill Helm) AND SECONDED (Nancy Rollins) to seal the nonpublic session meeting minutes. THE MOTION WAS APPROVED UNANIMOUSLY.

Items to be signed

- Accounts Payable Voucher
- Payroll Authorization Voucher
- Appointment card
- Veteran Credits
- Land Use Change Tax
- Intent to Cut
- Birthday cards
- Raffle Permit by Elkins Fish & Game Club to generate funds for charitable projects held at the Town Common/Green & Bandstand on Saturday, May 18th.
- Applications To Use Town Property
 - ✓ Sydney Crook Conference Rm., NL Commons, Little Common, Town Common/Green & Bandstand – On July 31 to August 5th all day for the 95th Annual NL Hospital Days.
 - ✓ Town Common/Green & Bandstand – On Saturday, May 18th from 9am to 3pm for Fly Fishing on the Common by the Elkins Fish & Game Club.

Applications Approved &/or Denied

Building Permits

New London Hospital Associates, 273 County Road, TM 072-016-000. Interior renovations. BP 18-124 APPROVED

IT WAS MOVED (Janet Kidder) AND SECONDED (Bill Helm) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 8:01 PM.

Respectfully submitted,

Trina Dawson, Recording Secretary
Town of New London