

BOARD OF SELECTMEN/BUDGET COMMITTEE  
JOINT MEETING AND PUBLIC HEARINGS ON BOND AND BUDGET  
January 15, 2019

PRESENT: Selectmen, David Lage, Chairman, Jay Hopkins, and John Veaser; Budget Committee Members, Marc Fortier, Jim Hicks, Pat Mittleider, Jay Hopkins and Alan Doyle; Town Administrator, Carlotta Pini

The Chairman called the meeting to order at 6:00 p.m., at the Town Office, and led the Pledge of Allegiance.

The public hearing on the bond or note over \$100,000 was opened. Chairman Lage explained that the building where the police station is located is on the market; there had previously been a warrant article to demolish building #2 and put a new police station there, but it failed, and he heard it was because of the cost. He displayed a plan on the screen and explained that the shaded area is meeting space, accessible to the outside; the middle part was a doctor's office, and is where the police are now; and the dark green area on the side represents an addition for a sally port and a booking/holding area. He explained that there had been incidents in the current station that put officers and others at risk.

Chairman Lage explained that the building costs \$395,000 and with renovation and other costs, the estimate is \$1,183,104 so the Board is seeking voter approval for \$1.2 million. He said the NH Bond Bank had provided estimates for a ten year bond. The intention is to use \$500,000 of unreserved fund balance, which is used to stabilize the tax rate, voters can approve its use, or DRA can authorize its use for emergencies. The first year payment would have a tax impact of approximately \$.25 per \$1000 of assessed value or \$50 per year for a \$200,000 house. It goes down each year thereafter.

Chief Carpenter spoke, explaining that the move to the current facility was supposed to be temporary. It is an office building. State regulations require site and sound separation for juveniles. They also have to do interviews with domestic violence partners. When they have arrests, there is no way to secure people, and they have to go through the lobby. The proposed design segregates aspects of the job and will make citizens and officers safer.

David Lage added that there is a two acre lot adjacent to the property.

A question was raised regarding the unreserved fund balance. Chairman Lage said it is about 1.1 million. Jim Coffey asked if the cost of bond counsel was included in the article. Chairman Lage said yes, it would be.

Another resident asked about losing two properties from the tax rolls. He suggested the Selectmen have numbers and questioned whether it makes sense. They said the Town may have to tear down building #2. David Lage said it would cost approximately \$50,000 to tear the building down.

Benti Hoiska asked if the police would be the only tenant. Chairman Lage said yes. He questioned spending \$900,000 on a \$300,000 building for 1.2 million. David pointed out that they're spending

\$800,000 on a \$400,000 building. Mr. Hoiska said he'd rather build a 2 million dollar police station. John Veaser said it had been voted down.

Mary Fortier asked what is meant by renovate. She said people think retrofit. David showed the plan for partitions and layout, noting the ones in red need to come out. He added that some partitions will remain, but 60% of walls will be affected.

Ashley Saari asked if the police would be able to function. Chairman Lage said it would be a phased construction.

Becky Doyle said in March of 2015, the Town voted 137 yes and 1200 nos. It wasn't recommended by the Selectmen or the Budget Committee. Then a Facility Committee was formed. They looked at the Giamo building. It's a Class one structure. The drive is a safety hazard. She thought the cost was prohibitive and asked what has changed. Chairman Lage responded, noting that it won't be able to be used as an emergency dispatch center, but that's a rare situation. The day to day needs are more relevant. Additional discussion ensued. Becky asked about the recommended fund reserve from DRA. David said he would look it up.

Selectman Hopkins said when the former board proposed the 2.1 million project, he was in favor of it, and he still is. But the Police Department has been in rented space. The proposal is not ideal, but it'll work for minimal tax impact, which is why he's comfortable supporting it.

John Veaser said that they will pay \$880,000 on a \$700,000 loan over ten years. Yes they are taking property off the tax rolls, but now the Town is making lease payments. If someone buys it, the lease could go up. There are tradeoffs.

Bob asked if they considered the two acre apportion and a new building. David said no. He noted that the shell is solid; the building is well built and well maintained. He's also glad it was built on a crawl space, and not a slab.

Jim Coffey asked if they had a licensed architect. David said no, not yet.

Mr. Duddle, asked the condition of the building. David said it has vinyl siding; there's 5-10 years left in the roof; the crawl space is clear with crushed stone; it's on a hill; and the windows are double insulated. Mr. Duddle asked if it needs a second drive, and David responded no.

There were additional questions and more conversation about the property and alternatives to the proposal. At 7:08 Jay moved to close the public hearing. John seconded and the Board voted unanimously in favor of the motion.

After a ten minute break, Marc Fortier, Chairman of the Budget Committee called the meeting to order and opened the public hearing on the budget. He noted that there had been a change in the Patriotic Purposes budget since the Committee's prior meeting. The spreadsheet had \$23,500 for flags but the cored number is \$1400 for a total of \$3,550. Also under Parks and Recreation \$2,000 for repairs and

maintenance wasn't in the spreadsheet. Marc moved to approve the revised budget for presentation at the hearing. Jim seconded. Four voted in favor of the motion and one abstained. The motion passed.

Marc welcome the public and explained that when the budget committee was dissolved there were elected members who needed to serve out their term. He noted that the Committee will likely have no more meetings, and there is a warrant article to form a budget advisory committee.

Marc went on to say that the budget committee worked closely with the Board of Selectmen. The budget they've come up with is the result of sixteen meetings. It's \$2,444,032, and the default budget is \$2,380,759. That represents a 2.6% increase or \$63,000. He added the budget committee agreed with the Selectmen on all but three cases. They had a \$12,423 difference.

Marc opened the floor to questions. Deb Deaton asked what the differences were. Marc said the budget committee included an animal control officer for \$9,731. Pat noted that the police have a job to do, and we pay them more than we'd pay an animal control officer.

Marc said the other area was an emergency manager deputy position for \$2,000 per year, nothing there had been one in the past.

Marc said the only other change was a \$500 stipend increase for the Building Inspector.

Pat added that the Budget Committee held a meeting Thursday night and the three changes were voted on. The Committee was 3 in favor and 2 against. The rest of the budget was 4 in favor and one against.

Marc moved on to the warrant articles, noting the Selectmen's recommendations on each. Debbie asked about the three veteran's tax credit articles. Mar said they were not money articles, so they didn't develop recommendations.

Meredith asked about article 8, the fire department equipment capital reserve. Pat noted this was just a hearing and any change could be made at Deliberative Session.

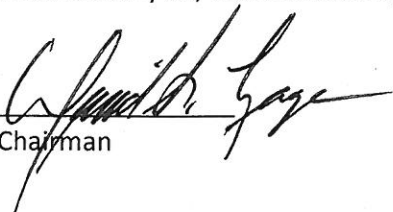
There being no other questions, Jim oved and Pat seconded his motion to close the public session.

Jim Coffey asked if there were projected revenues. David Lage, Selectman, said the Board had discussed them at the prior meeting, and revenues are projected to go up.

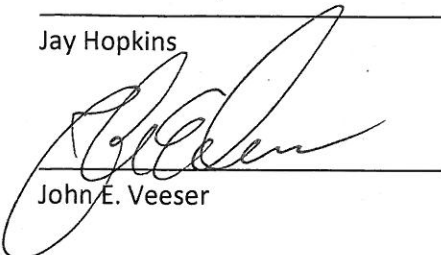
Chairman Fortier adjourned the meeting.

Respectfully submitted,  
Carlotta Pini

Board of Selectmen January 15, 2019 minutes approved by:

  
\_\_\_\_\_  
David S. Lage, Chairman

\_\_\_\_\_  
Jay Hopkins

  
\_\_\_\_\_  
John E. Veaser