SELECTMEN ARE MEETING MINUTES OF JANUARY 31, 2013.


Also present: Joyce Fulweiler, Catherine Woessner, and Chief Cormier.

Chair Consentino called the meeting to order at 4:30PM.

Chair Consentino informed the Board of a conversation she had with Senator Hosmer who met with DOT Commissioner Christopher Clement and Senator Forrester regarding Clark and Colby Roads. State Representative Ian Raymond successfully took photographs that portrayed the damage to the road. In talking with DOT Commissioner Clement, both Senators Forrester and Hosmer said they understand the problem the town is having with funding, but funding is no longer an issue, it is now a safety issue and needs to be prioritized. The Senators are committed to checking with District 3 Mark Morrill to find out if any summer maintenance has been done over the last few years, and if none has been done, they will start immediately in trying to prioritize the areas for culvert clearing, drainage, trees and brush. DOT Commissioner Clement also made a commitment to Senator Forrester and Hosmer to meet with Mark Morrill of District 3 to walk Calef Hill Road, Clark and Colby Roads. Senator Hosmer will let the Board know the date and time that will take place and invite the Selectmen to attend. Chief Cormier added that he and Mark Morrill was going to look at the culvert today and immediately start to mitigate the problem until they could do more serious work in the summer months.

Chief also informed the Board that he met with Bill Lambert, NH State Traffic Engineer and he is working aggressively on lowering the speed limit on Main Street. Mr. Lambert and Corporal Weisensee checked the area looking at speeds along Main Street and Mr. Lambert agrees the speed limit should be lowered to 25MPH.

Selectmen’s meeting minutes of 1/31/2013

APPROVAL OF MINUTES OF JANUARY 24, 2013: Sel. Chair Consentino made a motion to approve the minutes of January 24, 2013 as written, seconded by Sel. Plessner. All were in favor.

Reports from Selectmen:
Sel. Jesseman reported on the consortium negotiations with Metrocast. Since the last proposal dated January 28, 2013 there was a small revision made today. The one main issue that needs to be clarified is the funding for the public access segment of the contract.

Sel. Dawson reported on the Lakes Region Planning Commission meeting she attended in Bridgewater Tuesday evening. Attorney Michael Iacopino was the guest speaker who represents the NH Site Evaluation Committee that was formed as a result of RSA 162:H. Sel. Dawson explained that this essentially takes any responsibility away from the local communities of site planning renewable energy sources in their communities. It reduces communities to only have the ability to attend a public meeting and give comments on it, but have no control. Given the proposed Wild Meadows Wind Power project in Alexandria, Danbury, and Grafton, the meeting was an opportunity for their members, local officials, and the public to learn more about the way the Site Evaluation Committee evaluates and grants permits for large energy projects. Sel. Dawson said that none of the energy that is being produced so far is being utilized by any New Hampshire residents. Sel. Dawson expressed concern with New Hampshire being a tourist State with the construction of wooden turbines and small biomass plants, what will this do to our State. Sel. Dawson would like to talk to our State Representatives regarding this. The communities definitely need to have more than a public hearing input session with the committee.

Sel. Dawson informed the Board that she will have estimates for snow dump sites. Also two contractors have looked at the stage office work area for the ingress and egress that was suggested. Tomorrow a glass company will be in to look at the town clerks counter area.

Selectmen's meeting minutes of 1/31/2013

Sel. Dawson reported she discussed the changes she made in the Birch Hill Kennel contract with Mr. Carpenter and he did not have any objections. Once he returns it with his comments Sel. Dawson will present it to the Board.

Sel. Dawson attended the Lakes Region & Planning Commission Rte. 140 corridor study. It is nearing its conclusion and the deadline for competition is in April. Lakes Region will now compile all of the data and information that they have gathered into booklet form and will be presenting it to all Boards of Selectmen in the communities along the corridor.

Chair Consentino discussed the renovations for the upstairs meeting room and asked if it would be possible to put electric outlets along the bottom of the stage area so computers can be plugged in when sitting at the conference table. Sel. Dawson said she will discuss this with the contractors when they come in to discuss the ingress and egress on the stage. The Board is in agreement.

Chair Consentino informed the Board that she attended the Senior Center music program last night and the Senior Center is now serving hotdogs as a fundraiser before the program starts. One of the committee members scraped her arm and there wasn't a first aid kit on the premises. Chair Consentino asked if one could be purchased as it is a municipal building. During the discussion Sel. LaPlante made a donation to purchase a first aid kit for the Senior Center.

Town Admin. Joyce Fulweiler Agenda items; WARRANT ARTICLES

Joyce reported she spoke with some residents of Northfield and also spoke with a member of the Northfield budget committee. Joyce said in discussing the proposed warrant article with residents of Northfield most were not aware
that Northfield owned half of the Island. Also their tax rate is at $28.00 per thousand and does not feel this is a good time to ask for their support to speak to this whether there is a petitioned warrant article or not since the Selectmen and the budget committee are opposed.

Selectmen’s meeting minutes of 1/31/2013

4.

The Tilton Board of Selectmen are recommending putting in $15,000 to be added to the Tilton-Northfield island park Capital Reserve Fund that was created in 2012.

The Selectmen are recommending putting in $35,000 to be added to the Highway Equipment Capital Reserve Fund.

Town Roads, Streets and Bridges Reconstruction and/or Repair Capital Reserve Fund. Dennis has asked to have $65,000 appropriated this year. Sel. Dawson said that this is not going to get a unanimous vote as there is almost $300,000 in this fund already. Dennis’s total cost of his project list for 2013 and 2014 is about two thirds of that amount. The Board has not made a decision whether or not to bond some of the roads in 2015 and 2016. After further discussion the Board agreed to put in $65,000 for now and further discuss this next Thursday evening.

Joyce informed the Board that the cost for Avitar to complete the assessing update in 2014 is $68,500. The regular annual appropriation for contract assessing and data verification is approximately $40,000. Appropriating $17,000 to Revaluation Capital Reserve Fund would bring the estimated total to $52,958. The total amount needed for assessing in 2014 would be $91,900 ($68,500 for update and $23,400 for contract assessing). Joyce proposed withdrawing approximately $50,000 from capital reserve fund with the balance of $41,900 to be raised through taxation. After the Board discussed this they agreed to appropriate $20,000 this year and next year. Chair Consentino explained by doing this it will make up the $7,000 difference for the $68,000 and going forward each year they are being proactive in that they will have enough appropriated each year in the reserve to do our update each year. In the fourth year they will not have to appropriate extra monies.

Lake Improvement/Maintenance Capital Reserve Fund, $1,500. Selectmen agree.

Recycling: Sel. Jesseman recommends appropriating $87,000. The recycling committee recommends the $87,000 this way they are covered for the first
year. The first year will cost them money, but in subsequent years it should go down and the recycling collection should be nullified.

Energy and lighting bulb improvements: To raise and appropriate $17,000 for labor and materials to retrofit the Tilton Town Hall, Tilton Public Works Garage and the Tilton Police Department Building with new energy efficient light fixtures and bulbs which will save the town an estimated $5,508 per year.

Sel. Dawson checked with J. P. Carter and he is going to make sure that the refund from PSNH monies are still there. He will get back to Sel. Dawson when he has the information.

To see if the Town will vote to raise and appropriate the sum of ______________ for the purpose of excavating and clearing vacant town owned property on Business Park Drive (Map/LotR20-1-6) for the purpose of creating a snow storage area in accordance with NHDES Best Management Practices. Chair Consentino asked the Board to authorize Joyce to put the amount in when Sel. Dawson gets the amount.

To see if the Town will vote to raise and appropriate the sum of Thirteen Thousand dollars ($13,000) for the purpose of constructing office space and meeting room space on the stage area located in the upstairs of the Town Hall. Sel. Dawson will check with the contractor to see how much more it will cost to add outlets along the bottom of the stage and also an estimate for the ingress and egress which will be added to the $13,000.

Joyce asked the Selectmen if they can take the sidewalk repairs from the administrative budget and take it out of the highway budget. This will free up money for our annual appropriation to do our projects within the building. Joyce said we have $20,000 to do our projects. The Board will further discuss this next week.

Sel. Dawson is working on Health Ordinances and will have them for next week. One of them can be adopted by the Selectmen before it goes to town meeting. Sel. Dawson is checking with the Local Government Center on the other ordinance she is working on.

Joyce informed the Board that Billy Lawrence told her the Main Street Program is looking to make a gift to the Town to be held in Trust. Joyce has checked with the Department of Revenue Administration and the Selectmen have already been given the authority to accept a gift so a warrant article will not be needed. Bill will present his proposal and documents to the Board.
Joyce informed the Board of a letter from the Local Government Center on the ruling they had to change regarding their formula as to what they hold for reserves for their Health Trust Programs. They also had to return some of their unreserved surplus to the risk pool members. It lists the amounts that will be returned to Tilton on the chart in the Selectmen’s packets. The chart contains two specific amounts of returns for the January medical pool, and a single return for the entire dental pool. The chart further shows our Risk Pool Group’s return by coverage type and the billing cycle to which the contribution holidays will be applied. We will be receiving another payment in August for all of the dental. We received our return of contribution in our December 2012 invoice. Joyce said what they are proposing is that any employee as of December 2012 they will receive their prorated share of that contribution holiday returned to them. Joyce said they will be seeing a reduction in the towns share of the monthly payment because we are paying less and the employees that were enrolled as of December 2012 will receive whatever the amount is and then again in August.

Joyce reported she received a call that the pipes were frozen at the Senior Center and contacted a plumber who was able to go right over. It was the cold water in the utility room, one bathroom and the kitchen. Joyce said the pipes froze because the crawl space is not insulated. Joyce checked with the Fire Department and they said this is a public place of assembly and strongly recommends that they have a hard wired baseboard unit, not use heat tapes. Joyce contacted an electrician for an estimate on a baseboard unit in the crawl space.

Present at Public Hearing: Jane Alden, Tom Gallant, Mike Gagne, Tim Sattler, Vincent Kondrotas, Scott Davis, Jim Walker, and Donna Rhoades.
Selectmen’s meeting minutes of 1/31/2013

At 6:00PM Chair Consentino opened the Public Hearing. The purpose of this public hearing is to provide information on the pending sale of town owned land & building located at 61 Business Park Drive (Map/Lot R20-1-7) pursuant to Warrant Article #7-Amendment #2 adopted by the voters at the 2010 Tilton Town Meeting authorizing the Selectmen to sell the property. The Town of Tilton Board of Selectmen announced today that they have entered into an agreement to sell the town owned building and land located at 61 Business Park Drive to Sealite USA LLC, for the sum of $950,000 which will be partially owner financed in monthly payments with a balloon payment due at the end of five years. While the town purchased the building and land in 2008 with plans for it to become the new police station, the 2009 town meeting reversed this action, and in 2010, town meeting authorized the Board of selectmen to sell it if in the Board’s determination it was in the best interest of the town. With no prospect of the property becoming a police station
or serving any other municipal purpose, there was no point in holding onto it and carrying
the ongoing costs of the building. The Board of Selectmen has a plan which will begin to
alleviate both the direct and indirect costs incurred by both the original purchase in
2008 and the change of course in 2009. Taxpayers will see a reduction of the tax rate
attributable to the property due to the revenues we will receive during the period of
town financing as well as returning the property to the tax base. In addition the town
will still retain a parcel of land which was acquired in 2008
in Nickerson Business Park adjacent to the property being sold.
Chair Consentino reported the sales price is $950,000, the down payment is $140,000,
and the finance portion is $810,000. Sealite will make 60 months of monthly payments
of $3,742.00. The projected balloon payment at the end of 60 months is $727,908.00.
The buyer is Sealite USA LLC; their industry is Marine Navigation manufacturing. The
tax impact rate on the building right now is 33 cents. In 2013 with the sale of the
building it will equate to 7 cents in 2013 and 2014 it will be 17 cents, and then going
down.

At this time Chair Consentino opened the meeting to the public for comments or
questions:

Selectmen's meeting minutes of 1/31/2013 8.

Scott Davis asked what the amount is that remains on the bond. Chair Consentino said it
is $683,000 the town will have owed at the end of five
years. At the end of the payment period there will be enough to pay the bond off.
Mr. Walker a fifty year resident of East Tilton read a letter stating how he has been in
favor of using the town owned property at 61 Business Park Drive ever since he heard of
it and is still in favor of using it for a LifeSafety Building. Mr. Walker also asked the
Board to consider a new Life Safety Committee.
Sel. Jesseman responded that he was in favor of a Life Safety Building he did not see
the support of the town. There were three town meetings on this issue and it was voted
down by the townspeople. They felt the town should sell the building in the best
interest of the town. Sel. Jesseman also stated he cannot support another Life Safety
Committee or anything more to do with Business Park Drive as the townspeople have
spoken.

Vincent Kondrotas asked if the town has a purchase and sales agreement. Chair
Consentino informed him that they do have a purchase and sales agreement and are
looking for an expectation of the end of February to close.
Chair Consentino reported that they are not selling the lot abutting the property they are hoping to use it for snow storage.

As there were no other comments from the public, Chair Consentino closed the public hearing at 6:30PM.

At 6:35PM Chair Consentino made a motion to enter into non public session as per RSA 91A:3 regarding real estate, and legal issues, seconded by Sel. Plessner. A roll call vote was taken. All were in favor.

At 7:30PM the Board resumed their regular session. Sel. Jesseman made a motion to seal the minutes of the non public session permanently as pertains to personnel, legal matters until the matters are resolved, and contract negotiations until signed, seconded by Sel. Plessner. A roll call vote was taken. All were in favor.

At 7:35PM Sel. LaPlante made a motion to adjourn the meeting, seconded by Sel. Jesseman. All were in favor.