



TOWN OF NEW LONDON, NEW HAMPSHIRE

375 MAIN STREET • NEW LONDON, NH 03257 • WWW.NL-NH.COM

BOARD OF SELECTMEN APPROVED MEETING MINUTES March 25, 2015

PRESENT:

Janet Kidder, Chairman
Nancy Rollins, Selectman
Peter Bianchi, Selectman
Kimberly Hallquist, Town Administrator
Wendy Johnson, Finance Officer

ALSO PRESENT:

Jason Lyon, Fire Chief
Ed Andersen, Police Chief
Donna Larrow, Police Department Administrative Assistant
Richard Lee, Public Works Director
Lucy St. John, Planning & Zoning Administrator
Scott Blewitt, Recreation Director

Chair Kidder called the meeting to order at 8:00am.

The Board discussed the recommendation of the Building Committee to borrow up to \$350,000 to make repairs to the Academy Building, to include replacement of the siding and new windows. Since it is impossible to say with certainty how extensive the damage is until the siding is removed, it was thought that \$350,000 is the best guess given the information available at this time.

Selectman Rollins noted that she felt it was better to do the work sooner than later, but questioned how much money will be sufficient to do the job. She pointed out that only a few boards of siding were removed so it is impossible to say how extensive the damage is (* see photo at end). Also, she questioned whether the windows should be done at the same time. Selectman Bianchi noted that he felt very comfortable with the \$350,000 estimate, to include the windows, as a sufficient amount to get the work completed. He noted that there are other issues in the building such as the need for a sprinkler system and roof repairs in the future, but he felt that \$350,000 was a reasonable amount for the work being considered. Chair Kidder noted her agreement with the \$350,000 estimate as well.

The Board reviewed **draft** language for the warrant article:

To see if the Town will vote to raise and appropriate a sum not to exceed \$350,000 (three hundred fifty thousand dollars) for the purpose of repairs to the Academy Building, and if funds allow, repairs to Whipple Memorial Town Hall, and to authorize the issuance of not more than \$350,000 (three hundred fifty thousand dollars) of bonds or notes in

accordance with the provisions of RSA 33 and to authorize the Board of Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon. The main focus of this project will consist of replacing the siding and windows on the Academy Building. The Board of Selectmen and Budget Committee recommend this article. (2/3 ballot vote required) [note: draft language only – Selectmen and Budget Committee had not acted on recommendations at time draft language was composed]

Selectman Bianchi questioned whether the article should include reference to replacing the siding and windows as that may limit their ability to do other repairs or renovations should the Selectmen deem it appropriate. Ms. Hallquist noted that the sentence could be removed, it was added just to give the voters an idea of what would be undertaken in the project.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to raise \$350,000. IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to amend the motion to include the renovations and repairs to the Academy Building and any other town building. THE MOTION AS AMENDED WAS APPROVED UNANIMOUSLY.

The Board discussed whether the \$350,000 would be raised in one year or if it would be better to take out a loan and pay back the money over a period of time. The Board noted that by raising the money in one year there would be a significant impact on the tax rate, while borrowing would allow the costs to be spread over several years.

IT WAS MOVED (Nancy Rollins) AND SECONDED (Peter Bianchi) to borrow the \$350,000. THE MOTION WAS APPROVED UNANIMOUSLY.

Voters will be asked at Town Meeting to authorize the Board to borrow up to \$350,000 for renovations to the Academy Building and, if funds are available, for repairs to other town buildings. The final language of the warrant article will be determined in the coming weeks.

Discussion ensued about the costs and benefits about getting a line of credit versus a bond. The Selectmen agreed to include \$45,500 in the FY2016 budget to make a principal and interest payment on the loan.

Board of Selectmen's Recommendations to Budget Committee Changes

Selectman Bianchi said the bulk of the difference is \$160,000 which is made up of two items: \$150,000 for the Buildings Maintenance Capital Reserve Fund (CRF) and \$10,000 for the Sewer Lagoons CRF. The remainder of the difference in the two budgets is about \$31,150. Selectman Bianchi suggested the Board consider eliminating the \$150,000 and the \$10,000 to get the budgets closer together. Chair Kidder said she is okay with this and suggested the Board keep the \$2,700 in the budget for the Deputy Town Clerk and \$2,700 for Deputy Tax Collector wages so the office can stay open at the hours it has been for several months. She also recommended \$15,000 for the Fire Station floor and \$7,000 for the Elkins Post Office. In total, she agrees to remove \$162,750 and put back in \$27,400. Selectman Bianchi said he is not in favor of the amount suggested by Chair Kidder; he is only interested in adding in the \$45,500 for the bond, and would agree to adopt the Budget Committee recommendations for all other items.

Selectman Rollins suggests taking \$160,000 out of the budget and putting in the \$45,500 for the principal and interest payments on the \$350,000 loan and agreeing to the changes as made by the Budget Committee.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to remove \$160,000 and add \$45,500, and to adopt the remainder of the changes made by the Budget Committee.

Ms. Hallquist reminded the Board that if this motion passes, the wages requested by the Town Clerk/Tax Collector for deputy hours (\$5,400 total) would not be included in the budget. Other reductions included insurance deductibles (\$2,000), Fire Station Maintenance and Repair (\$15,000), Elkins Post Office Maintenance and Repair (\$7,000), Police Department's gasoline (\$1,000), Highway part-time wages (\$7,000), Highway overtime wages (\$20,000), paving services (\$21,000), Highway Streets and Gravel (\$2,000), Transfer Station waste disposal (\$10,000), and Landfill Monitoring (\$5,000), Building Maintenance CRF (\$150,000), and Sewer Lagoons CRF (\$10,000).

The Board agreed that this was their understanding.

THE MOTION WAS APPROVED UNANIMOUSLY.

Scheduling Public Hearing for the \$350,000 Bond

Ms. Hallquist asked the Board if they would like to hold the required bond hearing at their April 13th meeting. RSA 33:8-a requires the Board to hold a public hearing on this issue prior to Town Meeting when it will be voted on by the voters present at the meeting. The Board agreed. Ms. Johnson said she would speak with the four local banks about the Town's options for the loan. She would contact them that day and hoped to hear back by April 13th when they would have the hearing.

Upcoming Meetings

The next Meeting of the Board of Selectmen will be on Monday, March 30 at 6pm. The Budget Committee will join the meeting at 7:00pm to discuss the differences in their budgets.

Committee & Meeting Reports

Planning Board

Selectman Bianchi said they discussed the recommended changes to the zoning ordinance. They decided not to change the maximum of unrelated people living together from five to three, it will remain at five. It was voted to include the updated sign ordinance on the ballot. Additionally, they decided to change the site plan regulations to allow a businesses to change a tenant in an office without going through a site plan.

Selectman Bianchi said the Planning Board will do some site visits for two tree cutting requests. They also had a conceptual plan for a relocation of a section of Pike Brook Road. They are requiring that the width of the road be increased from their original plans. A preliminary review

will come forth at some point. Selectman Bianchi said there was discussion of HB146 regarding accessory dwellings. Selectman Bianchi closed by noting that a subcommittee was to be formed quickly to analyze space needs for all departments/buildings in Town.

Tri-Town Assessor's Meeting

Chair Kidder said there are 30 abatement requests in New London which is 1% of the total parcels. This year the Assessors will be doing the revaluation for the Town of Sunapee (New London was completed in 2014 and Newbury is scheduled for 2016).

**IT WAS MOVED (Nancy Rollins) AND SECONDED (Peter Bianchi) to adjourn.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 8:55am.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London



* Section of siding removed from Academy Building, March 13, 2015, as referred to by Selectman Rollins on page 1.