

Board of Selectmen
Minutes March 03, 2020

Convened at 6:00 pm

Present: Robert Mantegari, Chair
Andrew Artimovich
Ken Christiansen
William Faria
Phyllis Thompson

Mantegari called the meeting to order. The board opened the meeting with the Pledge of Allegiance.

The Board met and reviewed payroll, accounts payable and signed the register. The Selectmen reviewed and signed the recreation register.

Jonathan Ellis was in to present the weekly Treasurer's report. Please see last page to view report.

Christiansen made a motion, 2nd by Thompson to approve the public minutes of 02/25/2020 as written. All were in favor.

Kip Kaiser, Building Inspector, had the following permits to be approved this week:

- Capri Realty, 106 Crawley Falls Road, bathroom renovation: signed by Board
- Donna Stevens, 130 Scrabble Road, electrical permit for addition: signed by Board
- Josh Gardino, 29 Windsor Lane, electrical permit: signed by Board
- James Sullivan, 49 Haigh Road, remodel bathroom: signed by Board
- Steven Floyd, 80 South Road, kitchen remodel: signed by Board.

Kaiser presented the board with a floor plan for the police department renovations. This includes creating a conference room, increasing storage, and creating equitable bathroom and locker rooms for men and women. Kaiser said this will increase functionality for the police department. It will also create an egress and utilities within 75' as required by code. Mantegari made a motion, 2nd by Christiansen to approve the plan and put together an RFP to be released pending a favorable vote at town meeting. All were in favor.

Clement said Robinson would like to keep the green truck. Christiansen said we have more vehicles than drivers. Artimovich agreed and did not think they needed the truck. Artimovich said to table this until Robinson can attend a meeting.

Mantegari made a motion, 2nd by Christiansen to allow the historical society to have a bake sale during the 3/10 election. All were in favor.

Artimovich made a motion, 2nd by Christiansen to approve an intent to cut for Magnusson's property. All were in favor.

Christiansen made a motion, 2nd by Faria to sign a gravel warrant. All were in favor.

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Clement said she had a proposal from Block 5 to create redundancy for the servers by creating virtual networks. This would allow the town to reconstitute government more quickly and efficiently in the event of a server failure. Artimovich asked Clement to check with Rick Murphy, Emergency Management, to see if Seabrook Station revenue could be used for this.

Thompson asked for the Boston Post Cane to be advertised in the next newsletter. Clement said yes and also a post looking for a TAC representative.

Mantegari said he received a response from Rob Wofchuck, conservation commission and board member SELT, in reference to his concerns on the game farm easement.

Wofchuck said first, the "donation" is not a donation in cash. The owner, Josh and investors, are just accepting less cash than the property is worth. Second, we have to look at transactions separately since we are only doing the easement. The owners did get a good price on the property but that should not be a factor for the easement value. Third, there are \$80,000 in closing costs for the easement including survey, title, environmental, SELT time, stewardship fund, etc. Cash for easement is \$305,000 ALE grant, \$140,000 town (which is match for ALE grant) and \$11,000 GBPP grant which totals \$456,000. Subtract from that the \$80,000 in closing costs and you get \$376,000. The owner is only getting paid about \$375,000 in cash for the easement and will be out of pocket \$160,000. The town is putting \$140,000 to protect an easement that has full value with closing costs of \$690,000 (which is \$610,000 easement value plus \$80,000 closing costs). The town is getting a huge return on its investment by only putting up 20% of total value of easement. We have done many easement in towns where the town put in 50% of easement cost and this is a tremendous bargain for the town. Also, the \$305,000 ALE grant requires a cash match which is what the town is putting up. Without the town investment, SELT would have to come up with the cash someplace else in order to get the \$305,000 grant. This is unlikely. Without the town investment, the project would likely fail completely and then farmer would likely have to sell the property. It comes back to the basic idea as to whether the town wants to conserve this property or not.

Faria said he does not want the town to subsidize a private commercial endeavor. Mantegari said he likes numbers, and it appears that the property owner will profit from the town's contribution to the easement. Christiansen said to leave to town meeting to see what the residents want. Faria said the board voted to support before they had all of the information (the property had not sold at that time), and members may not support this personally. Artimovich said this would be no different than Stout Oak Farm. That is a private farm with no public access.

Faria made a motion, 2nd by Thompson to vote to not recommend this warrant at town meeting. The motion carried with Artimovich and Christiansen abstaining as the warrant was posted and any changes should be handled at town meeting. Clement said she would also like a legal opinion on how a change in the recommendation should be presented to the voters.

Mantegari said he heard there will be 3 ballot votes at town meeting. Clement asked if the board wanted counsel to attend. They said yes.

Thompson asked for an update on the Comcast contract. Clement said it is at a standstill due to FCC 630 and how Comcast wants to handle the change in regulation for free services to various municipal accounts.

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At 6:46 pm a motion was made by Mantegari, 2nd by Artimovich to go into nonpublic sessions per RSA 91-A: 3, II for (a) personnel and (c) reputation. Mantegari– aye, Artimovich – aye, Christiansen – aye, Faria – aye, and Thompson – aye. The motion carries.

At 7:07 pm a motion was made by Artimovich, 2nd by Christiansen to come out of nonpublic session and seal the minutes. Mantegari– aye, Artimovich –aye, Christiansen – aye, Faria – aye, and Thompson -aye. The motion carries.

At 7:07 pm a motion was made by Christiansen, 2nd by Faria to adjourn. All were in favor.

Respectfully submitted,

Karen Clement

WEEKLY TREASURER'S REPORT				
DATE:		3/3/2020		
Citizens General Fund:				
	Previous Balance:	20,244.48		
	Deposits:	152,413.25		
	Payroll:	28,409.56	DD: \$25,955.55	CK: \$2,454.01
	FICA:	6,924.04		
	to Impact Fees	3,618.00		
	A/P: Regular	\$234,867.37		Swasey: \$190,000
	void checks			
	From MMA	125,000.00		
	To Rec	(35.00)		
	TO MMA			
	Account Balance:	23,803.76		
	Interest Earned YTD:	5.67		
	CD's	4,200,000.00		
MMA:	Unrestricted Balance	290,190.00		
	Total Invested Funds:	4,490,190.00		
	Interest Earned YTD:	6,011.33		