



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

SELECT BOARD DRAFT MINUTES
WEDNESDAY, NOVEMBER 2, 2016

NONPUBLIC SESSION I: 6:15 PM
EXECUTIVE CONFERENCE ROOM, CHEVALIER BUILDING
233 ATLANTIC AVENUE

SPECIAL PUBLIC MEETING: 7:00PM
NORTH HAMPTON TOWN HALL
231 ATLANTIC AVENUE

1. **Nonpublic Session I**, pursuant to RSA 91-A:3, II(b), regarding the hiring of a public employee.

The consent agenda, correspondence, committee updates and the report of the Town Administrator are reserved for Regular Meetings, the next of which will occur on November 14, 2016 at 7:00 p.m. at the Town Hall.

2. **Call to Order and Pledge of Allegiance of Special Public Meeting**
Motion by Selectman Stanton to come out of Non Public. Seconded by Selectman Miller.
Roll Call Vote: Maggiore, aye; Miller, aye; Stanton, aye.

Chair Maggiore led the Pledge of Allegiance.

3. **First Public Comment Session**

Public Comment is an opportunity for residents to ask questions, request information and make comments on issues facing the Town. Individuals ordinarily will be given not more than three (3) minutes to speak, and people who have already spoken will be asked to wait until everyone has had the chance to speak once. The total time devoted to this agenda item is fifteen (15) minutes. Individuals who are not able to speak during the First Public Comment Session will be given first opportunity to speak during the Second Public Comment Session at the end of the Meeting.

No comments

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4. New Business

4.1 Meet with Michael Castagna to discuss budget for Public Safety Center; Chair Maggiore introduced Michael Castagna who has worked on the Public Safety Center for over a year, and invited him to the podium to present his proposal.

Mr. Castagna reviewed prior year's proposals for a Public Safety Center.

Mr. Castagna stated the proposal for the fire and police stations he is presenting is 23% larger than prior years. He further stated he was able to hit the target tax rate of .30 to .32 cents, whereby last year's target tax rate was .50 cents.

Mr. Castagna stated he expects the price to come down during the course of the project construction perhaps through grants the Chiefs' would apply for.

Selectman Miller asked about the signal light at Hobbs Road and Atlantic Avenue.

Mr. Castagna stated the Department of Transportation would have to do a traffic study.

Selectman Stanton asked Mr. Castagna how the project got to 20,875 square feet from 17,500.

Mr. Castagna stated it was program, a little scope creep as far as trying to fit things and make them work. He further stated if they massage this more it is possible to get it under 20,000 square feet.

Discussion on the cost of \$6.9 million and the fact that it did not include the bond cost interest; only the construction loan cost interest.

Mr. Castagna explained the Town would be purchasing five acres of land for the facility and the remaining 73+/- acres would go into Conservation land and be retained by the owner.

Motion by Selectman Stanton to reject the offer presented by JDL Castle Corporation on a letter dated November 1, 2016 in the amount of \$6,994,950.68. Seconded by Selectman Miller. Motion carries 3-0.

Selectman Stanton asked Mr. Castagna what the disconnect was between his estimate of \$5.3 million given to the Capital Improvements Committee a month ago, changed so much.

Mr. Castagna stated they were "soft costs" that were not included in the \$5.3 million.

The Select Board gave Town Administrator Apple permission to write a letter to JDL Castle Corporation that the Town's relationship with them as at an end.

85 4.2 Discuss and Finalize Capital Budget;
86 Selectman Stanton reviewed the items from the Capital Improvements Plan for FY 2018. The
87 following is Schedule 9.1 from the Capital Improvements Request for FY 2018:
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Selectman Miller raised concern the amount for the Town Hall repairs were too low.

Schedule 7.1
North Hampton School Capital Improvement Requests - Ranked by Year

Project	Priority	Category	FY 2018 2017-2018	FY2019 2018-2019	FY 2020 2019-2020	FY 2021 2020-2021	FY 2022 2021-2022	FY 2023 2022-2023
Stage lighting*		P	\$30,000					
Sidewalk asphalt repairs (loading dock to garage)*		S, P	\$18,000					
Replace 1 rooftop condenser*		P	\$12,000					
Interior painting*		P	\$18,000					
Replace Library / Music Room Roof		P	\$120,000					
4 additional security cameras*		S		\$10,000				
Interior painting*		P		\$18,000				
Replace boilers / conversion to natural gas (gas line from Atlantic Ave)		n.a.		\$268,000				
Upgrades, repairs to existing garage*		P			\$18,000			
Interior painting*		P			\$18,000			
Replace shingled roof- L shape to peak of east side		P			\$40,000			
Replace playground rubber surface*		S, P				\$50,000		
Exterior painting*		P				\$10,000		
Interior painting*		P				\$18,000		
Replace fire alarm panel*		S					\$40,000	
Reseal exterior brick*		P					\$30,000	
TOTAL			\$198,000	\$296,000	\$76,000	\$78,000	\$70,000	**

* Long term maintenance fund for which warrant article to fund a group of projects would be requested
 **Future projects of \$105k include installation new garage, replacement of irrigation system pump & piping, repairs to fascia & molding, resurfacing of asphalt parking lot in front of school

92 After much discussion the Select Board agreed to a figure of \$100,000 for the Building
93 Maintenance Warrant Article. All other projects listed on the Capital Improvement Plan, page 2
94 (attached) except the Public Safety complex and School items were agreed upon by consensus.
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96 Selectman Stanton suggested adding air conditioning for the Town Hall and repairs to Lovering
97 Road to next year's CIP plan.
98

99 4.3 Discuss and Finalize Tax Rate

100 Town Administrator Apple discussed the tax rate with the rates as follows:

101 Municipal	\$5.69
102 County	\$1.11
103 School	\$8.48
104 State Ed	<u>\$2.51</u>
105 Total Tax	\$17.79

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107 The Select Board discussed the projected liability for the Overlay Account. Based on historic
108 data, an amount of \$110,000 was recommended by the Town Administrator.
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110 **Motion by Selectman Stanton to recommend an overlay amount of \$110,000 as**
111 **recommended by Town Administrator Apple. Seconded by Selectman Miller. Motion**
112 **carries 3-0.**
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114 **Motion by Selectman Stanton to authorize Town Administrator Apple to sign whatever**
115 **documents are necessary to expedite the tax bill process. Seconded by Selectman Miller.**
116 **Motion carries 3-0.**
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118 5. Any Other Item that may legally come before the Board

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121 The Select Board discussed the tax assessment on the Pan Am Railway, and asked to have Scott
122 Marsh attend the November 14 meeting to explain how the assessment was calculated.
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124 The Select Board and Chief Tully discussed including a notice inside of the tax bills giving
125 information of the Friday Folder as well as advising taxpayers of the Elderly Exemption,
126 Veterans Credit et al.
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128 **Motion by Selectman Stanton to empower Town Administrator Apple to sign the Hazard**
129 **Mitigation Plan that has been updated for the Town of North Hampton. Seconded by**
130 **Selectman Miller. Motion carries 3-0.**
131

132 **Motion by Selectman Stanton to empower Town Administrator Apple to do whatever is**
133 **necessary to complete the DRA Sales Ratio Survey. Seconded by Selectman Miller. Motion**
134 **carries 3-0.**
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136 The Board reserves the right to take action on any item relative to the prudential administration of
137 the Town's affairs, which circumstances may require.

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139 **6. Second Public Comment Session**

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141 See Item 3, above.

142 *No comments from the public.*

143 **7. Adjournment**

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145 Meeting adjourned at 8:41 PM.

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147 Respectfully submitted,

148 Janet L. Facella

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