

Selectmen's Meeting Minutes

November 19, 2007, 5:00 p.m.

Corner Meeting House

Chairman Ron Cormier called the meeting to order at 5:00 p.m., also present were Selectman Reginald Caldwell, Town Administrator K. Jeanne Beaudin, Administrative Assistant Cary Lagace, Public Works Director Jim Fortin, Fire Chief Jim Davis, Deputy Fire Chief Sean McCarty, Police Chief Vinnie Baiocchetti, General Assistance Director Donna Cilley, Parks & Recreation Director Janet Breton, George & Susan Condodemetraky, Brenda Paquette, Emily Paquette, David Morse, Tony & Loretta Brown, Bob Martin with the Laconia Citizen, Eric with the Winnisquam Echo and Ray Carbone with the Daily Sun.

Those present stood for the Pledge of Allegiance.

**Minutes**

Selectman Caldwell moved to accept the minutes of the November 5, 2007 meeting as written. Chairman Cormier seconded and the motion passed unanimously. Selectman Pike abstained.

**LGC Resolution Health, Property-Liability, Workmen's Compensation**

Town Administrator Beaudin explained the with Health Insurance, Workers Compensation and Property Liability all with Local Government Center the following resolution needs to be signed and with the Board's authorization she can sign on their behalf.

EXHIBIT A

CERTIFICATE OF AUTHORIZING RESOLUTION

I hereby certify to each of Local Government Center HealthTrust, LLC ("HealthTrust"), Local Government Center Property-Liability Trust, LLC ("PLT"), and PLT d/b/a Local Government Center Workers Compensation Trust ("WLT"), as applicable (HealthTrust, PLT and WCT collectively are referred to as the "Trusts"), that the following is a true copy of a resolution adopted by the governing board of the Town of Belmont at a meeting duly held on November 19, 2007:

RESOLVED: That the Town of Belmont shall participate in the following self-funded, reinsurance pools operated by subsidiaries of Local Government Center, Inc.:

YES/NO HealthTrust, for the provision of health and other benefits as may be selected for its employees.

YES/NO PLT, for the provision of protection against its property and liability risks.

YES/ NO PLT, d/b/a WCT, for the provision of workers compensation for its employees.

YES/NO PLY, d/b/a WCT, for the provision of unemployment benefits for its employees.

RESOLVED: That K. Jeanne Beaudin, Town Administrator is hereby authorized and directed to execute and deliver to the applicable Trusts on behalf of the Town of Belmont the "Application and Participation Agreement," including any applicable Schedules thereto, in substantially the form presented to this meeting, together with any related documentation necessary to effect and complete the Application and Participation for the above-authorized protection and benefits.

RESOLVED: That K. Jeanne Beaudin, Town Administrator is hereby authorized and directed to execute and deliver to the applicable Trusts a certificate of this resolution. I further certify that the foregoing resolution remains in full force and effect without modification.

PLT2O11  
RESOLUTION for PARTICIPATION in the  
MULTI YEAR RATE GUARANTEE PROGRAM  
of the  
LOCAL GOVERNMENT CENTER  
PROPERTY-LIABILITY TRUST, LLC

RESOLVED: To hereby accept the offer of the Local Government Center Property-Liability Trust, LLC ("PLT") to enter into its Multi Year Rate Guarantee Program ("PLT2O11") as of the date of the adoption of this resolution and to hereby enter and agree to maintain the membership and participation of the Town of Belmont in PLT through June 30, 2011 for property, crime (including statutory bonds), casualty, medical reimbursement and related risk protection of PLT. The protection provided by PLT in each of the fiscal years stated shall be as then set forth in the Member Agreement, or similar protection documentation of PLT in effect from time to time for PLT members. In return for such agreement for maintenance of membership, PLT shall provide to the Member:

- (i) With respect to the fiscal year beginning July 1 and ending June 30 ("FY") in each of the years 2009, 2010 and 2011, a guaranteed maximum annual increase in the standard rates of PLT for the Member of nine percent (9%) of the standard rates established by PLT for the Member for the prior FY, except for underwriting exposures added by the Member.

This Resolution is subject to appropriations with respect to the years FY 2009, FY 2010 and FY 2011 to allow the contributions to be made to PLT for property, crime (including statutory bonds), casualty, medical reimbursement and related risk protection provided by PLT.

I attest that the foregoing is a true copy of the Resolution of the Governing Board of the Town of Belmont adopted on November 11, 2007.

WCT2011  
RESOLUTION for PARTICIPATION in the  
MULTI YEAR RATE GUARANTEE PROGRAM  
of the  
LOCAL GOVERNMENT CENTER PROPERTY-LIABILITY TRUST, LLC  
d/b/a LOCAL GOVERNMENT CENTER WORKERS' COMPENSATION TRUST

RESOLVED: To hereby accept the offer of the Local Government Center Property-Liability Trust, LLC, d/b/a Local Government Center Workers' Compensation Trust ("WCT") to enter into its Multi Year Rate Guarantee Program ("WCT2011") as of the date of the adoption of this resolution and to hereby enter and agree to maintain the membership and participation of the Town of Belmont in WCT from January 1, 2008 through December 31, 2010 for workers compensation, unemployment benefits, if applicable and related risk protection of WCT. The protection provided by WCT in each of the calendar years stated shall be as then set forth in the Member Agreement, or similar protection documentation of WCT in effect from time to time for WCT members. In return for such agreement for maintenance of membership, the WCT shall provide to the Member:

- (i) With respect to the calendar year beginning January 1 and ending December 31 ("CY") in each of the years 2009 and 2010, a guaranteed maximum annual increase in the standard rates of WCT for the Member of nine percent (9%) of the standard rates established by WCT for the Member for the prior CY, except for underwriting exposures added by the Member.

This Resolution is subject to appropriations with respect to the years CY 2008, CY 2009 and CY 2010 to allow the contributions to be made to WCT for workers compensation, unemployment benefits and related risk protection provided by WCT.

I attest that the foregoing is a true copy of the Resolution of the Governing Board of the Town of Belmont adopted on \_\_\_\_\_ [Date].

Selectman Pike moved to authorize Town Administrator Beaudin to sign the resolution on the Board's behalf. Selectman Caldwell seconded and the motion passed unanimously.

**Public Hearings – Town Property & Snow Obstruction Ordinance's**

Chairman Cormier opened the public hearings at 5:03 p.m. He reviewed the Town Property Ordinance which sets guidelines and hours of operation for all Town properties including the town beach, skate park, and bandstand park to mention a few. There was no public comment.

Chairman Cormier explained that the Snow Obstruction Ordinance was update to address people that move snow into the road and do not remove it, in conjunction with State law. There was no public comment.

Selectman Caldwell moved to accept the Town Property Ordinance as written. Selectman Pike seconded and the motion passed unanimously.

Selectman Caldwell moved to accept the Snow Obstruction Ordinance as written. Selectman Pike seconded and the motion passed unanimously.

Chairman Cormier closed the public hearings at 5:08 p.m.

### **Appointment – Highway Supervisor**

The Board reviewed a memo regarding the recommendation to hire Craig Clairmont for the position of Highway Supervisor. With the Board's approval Mr. Clairmont will start work on November 26, 2007 at a Grade 17 Step 14 \$48,865 and following his probationary period, to the new scale at a Grade 14 Step 10. Selectman Caldwell moved to hire Craig Clairmont for the Highway Supervisor position. Selectman Pike seconded and the motion passed unanimously.

### **Non-Union Wages**

Town Administrator Beaudin reviewed non-union employee wages with the Board. She noted that following placement on the new pay scale each employee received a 1 step increase. The wages were calculated using the usually 13/39 week figure. The overall average increase is 2.84%. The Board reviewed the figures and tentatively agreed to them but will make their final vote on them when all salary figures are available.

### **Recreation Budget**

Due to miscalculation line items 4520-113 needs to be increased to \$24,786 and line item 4520-718 decreased to \$16,500. Selectman Caldwell moved to accept line items 4520-113 and 4520-718 as amended. Selectman Pike seconded and the motion passed unanimously.

### **Curfew/Loitering/Noise Ordinance Drafts**

The Curfew and Noise ordinance have been reviewed and are ready for final approval and the Loitering Ordinance will require additional work. Chairman Cormier indicated that although these ordinances can be approved at a special town meeting he is not sure that the Board will move ahead with a special town meeting. Town Administrator Beaudin reiterated that the original consideration for the special town meeting came from wanting to implement the noise ordinance sooner due to the fireworks complaints and other noise problems. Chairman Cormier commented that the issues taper off in the winter months and the added work for voting clerks and such would be a lot. The Board agreed to not hold a special town meeting and put the ordinances to the voters in March. Town Administrator Beaudin stated she would schedule the additional Public Hearing on the ordinances for February.

### **Public Hearing – Brown Property Acquisition**

Chairman Cormier opened the public hearing at 5:30 for public discussion regarding the acquisition of the property located at 154 Main Street owned by Tony and Loretta Brown. Chairman Cormier explained that when the Board became aware that this property was available for purchase they had an immediate interest as the property had been identified several times as a property with excellent potential for Town expansion possibilities. He noted that the property would not be purchased for the building which is in need of significant maintenance and repair, but for the green space it would provide and when combined with the other Town owned property around it, would provide for possible expansion at the Library, Town Hall/Police Department expansion, a possible river walk and would really enhance the downtown area. The Board embraced the idea and presented their ideas to the Planning Board, Conservation Commission, Budget Committee and Library Trustees and all agreed to support the purchase. Town Administrator Beaudin explained that with the support of the community

groups and the fact that there is already \$250,000 available the DRA has authorized the over expenditure of the account for the purchase, the expenditure would come from fund balance surplus and not affect the tax rate. She added that the environmental site assessment on the property is good and in doing that research it was determined that the property at one time was Town tennis courts.

Chairman Cormier expressed that the Library Trustees have generously offered to assist with \$25,000 toward the expense of site work in the future. George Condodemetraky stated that the property was not worth the asking price and the building would not be sold or rented in this economy if the Town doesn't buy it and that there will be additional expenses related to tearing the building down. Tony Brown stated that the asking price is fair and that if the Town decides not to purchase the building he does have two other parties that are interested in purchasing it.

With no further discussion Chairman Cormier closed the Public Hearing at 5:40 p.m.

### **Town Administrator's Report** **Revaluation Letters**

Town Administrator Beaudin explained that the letters with property owner's new values were mailed and hearings are scheduled for November 20<sup>th</sup>, 21<sup>st</sup> and 24<sup>th</sup>. There has been concern with the timing of the process however, initially the hearings were supposed to be the 1<sup>st</sup> of November but CNP is running about two weeks behind and the hearings needed to be held as soon as possible. A representative from CNP and herself will be meeting with the owners at Great Brook on 11/21/07.

Chairman Cormier commented that he was shocked as many others have been but he also noted that there is the misconception that there taxes are going to double. Owners shouldn't jump the gun they should wait until the tax bills are issued. Town Administrator Beaudin state that the tax rate will be going down, she just can't say how much right now. The new values are still preliminary until after the hearings are finished. She noted that the preliminary figures have the new overall value at approximately \$812 million with the previous overall value being \$504 million a difference of approximately 60%. She added that the significant change is in the land values. Mobile homes are currently appreciating but depreciating which is the expectation with mobile homes. The value of older homes and commercial properties are seeing an increase. The sales support the new values.

David Morse expressed that he felt the property owners were not aware of the property record cards. Town Administrator Beaudin indicated that there was an attempt to send the cards with the letters however due to time constraints it could be done but in the letter it did instruct them that the cards were available at Town Hall and many property owners have come to get their cards. Selectman Caldwell asked what percent of homes did not have interior inspections, Town Administrator Beaudin indicated approximately 26% of the homes did not have interior inspections. Kevin Sturgeon asked how it is handle it they are not allowed in to the property. Town Administrator Beaudin explained that if someone refuses to let them in they lose their right to abatement. If there is no interior inspection because of scheduling problems or there is no response from the property owner, the assessor can assume what is in the home. Donna Cilley commented that she also was shocked by her new value and feels that the values may be as of when the market was high and what will happen now that the market is dropping off, Town Administrator Beaudin pointed out that although homes may be staying on the market longer their selling prices are not dropping all that much, values will continue to be monitored. It was noted that the Town has chosen not to take on large capital expenditures

right now for this reason and people need to be aware of what the school is doing because there expenditures have the same impact on the tax rate.

Town Administrator Beaudin explained that there may be some adjustments that need to be done before those values are final and if there are problems detected in a certain neighborhood the entire neighborhood will be adjusted.

### **TAN Update**

Town Administrator Beaudin explained that the Town is all set to receive its TAN at such time that it is necessary.

### **2008 Roads Budget**

Town Administrator Beaudin indicated that they are still waiting on final figures for road projects and will discuss this budget with the Board at their next meeting. She explained that at this time Union Road Cotton Hill Road and Vineyard way will be planned for next year as well as the large culverts on Horne Road.

### **Duggan Junkyard Discussion**

Donna Cilley on behalf of her father Bill Duggan was before the Board to introduce Frank Blainey, who is a potential buyer of the Duggan junkyard property on Hurricane Road. By State Statute he is required to come before the Board for their review of his credentials. Mr. Blainey provided the Board with a list of references that he encouraged them to contact and also explained that he currently has a mobile crushing business that has him working closely with DES and other State departments. It is his hope to purchase the property and turn it into a green yard which he feels it is close to now. He explained that a green yard is a facility that follows all guidelines very closely and handles all liquids and other hazards appropriately. Town Administrator Beaudin explained that the property has a current license in good standing, if Mr. Blainey purchases the property he would apply for the Junkyard license in the same fashion that Mr. Duggan has for years. Mr. Blainey went on to say that following years of doing work with Mr. Duggan his interest grew in the property because it was a nice yard with good clean working practices. The Board had no questions Mr. Blainey at this time.

### **Miscellaneous**

Donna Cilley discussed that she was still going to pursue a change to how the Comstar are being expended and that she would like to see a portion go to the Fire Department for the ambulance and the balance to the general fund. She asked what the income into the Comstar fund is, Town Administrator Beaudin explained that it is approximately \$150,000 annually and as of September had a balance of \$513,000. Donna indicated that she felt as though her last discussion may have caused tension between the Fire Department and Police Department and that was never her intent. She would still like to see the figures as to the number of time that each department responds together to medical and fire calls. Town Administrator Beaudin advised that she has those figures from the Police Department and is awaiting them from the Fire Department. Chief Davis explained that he had provided the information to Chief Baiocchetti but will follow up and make sure it gets to Town Administrator Beaudin. Donna indicated that when she was Selectman the Board received daily ambulance run sheets so the information was readily available. She stated that during the last discussion that it was stated that cruisers do not respond to the majority of calls and she believes that is not correct.

Chairman Cormier expressed that the Board can not be responsible for how the Police or Fire Department personnel take the comments made at meetings and he would encourage anyone that may feel bitter from these discussions to come discuss their concerns with the Board in non-public session.

**Non-Public Session**

Chairman Ron Cormier moved to enter non-public session in accordance with RSA 91-A:3 II (a) at 6:35 pm. Roll call was taken and those present and voting were Ronald Cormier, Reginald Caldwell and Jon Pike. Also present was Town Administrator Jeanne Beaudin.

Chairman Cormier closed the non-public session at 6:45 p.m. No decisions were made.

**Next Meeting**

The next regular Board of Selectmen's meeting will be Monday, December 3, 2007 at 5:00 p.m. at the Corner Meeting House.

**Adjournment**

The meeting adjourned at 6:46 p.m.

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Ronald Cormier, Chairman

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Reginald Caldwell

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Jon Pike