

Final



WEARE BOARD OF SELECTMEN
MEETING MINUTES
October 4, 2021

PRESENT: FREDERICK W. HIPPLER, CHAIRMAN; JOHN (JACK) MEANEY, VICE CHAIRMAN; JONATHAN H. OSBORNE, SELECTMAN; SHERRY M. BURDICK, SELECTMAN; JOHN VAN LOENDERSLOOT, SELECTMAN

ABSENT: none

TOWN ADMINISTRATOR: Naomi L. Bolton

GUESTS: DPW Director Benjamin Knapp, Police Chief Chris Moore, Police Lieutenant Frank Hebert, Police Sergeant Austin Maguire, Police Sergeant Brandon Montplaisir, Police Officer Chad Averill, Police Officer Barry Charest, Police Officer Paul Lewis, Police Officer Andrew Vollaro, Police Administrative Assistant Emily Dauphinais, Conservation Chairman Andy Fulton, Tom Clow, Leigh Bossee, Evelyn and Scott Garnett, Mike Eldridge, Ross Magoon, Noah Tamulonis, Sean Welch, Sr., Jolene Welch, Aislynn Welch, Sean Welch, Jr., Paul Falasca, Carole Lambert, Scott Hyder, Laura Lewis, Paul Lewis, Tony De Francesco, Katelyn Ricker, Christopher George, Brian Tyler, Thomas Anderson, Frank Campana

Chairman Hippler called the meeting to order at 6:30pm.

NONPUBLIC SESSION: Chairman Hippler moved, Vice Chairman Meaney seconded to enter into nonpublic session @ 6:30 p.m. pursuant to the authority granted in RSA 91-A: 3II (b). A roll call vote was taken, Chairman Hippler - yes; Vice Chairman Meaney – yes; Selectman Burdick - yes; Selectman Osborne – yes; Selectman Van - yes. Passed 5-0-0

Chairman Hippler moved, Vice Chairman Meaney seconded to exit this nonpublic session @ 6:47 p.m. A roll call vote was taken, Chairman Hippler - yes; Vice Chairman Meaney – yes; Selectman Osborne – yes; Selectman Burdick - yes; Selectman Van - yes. Passed 5-0-0

The Board interviewed two potential employees for the DPW and the Transfer Station.

Chairman Hippler opened the meeting at 6:49 pm., welcomed those present to the October 4, 2021 meeting of the Weare Board of Selectmen and proceeded with the pledge of allegiance.

Police Chief Chris Moore presented resigned ACO Katelyn Ricker, having served September 2019 to September 2021, with the Certificate of Recognition plaque.

Retirement Ceremony – Officer Paul Lewis

Chief Moore stated Paul Lewis was hired by the Weare Police Department on July 16, 2018. After graduating with the 177th NH Police Standards & Training Council Academy on December 18, 2018. He completed his Field Training on May 23, 2019. Officer Lewis was shot in the line of duty on August 1,

2019 and approved for Medical Retirement September 2021. Chief Moore stated the Weare Police Department would have his back and provide any assistance necessary for his recovery. He then presented Paul with a Commemorative Display honoring his retirement. "He will always be a part of us," shared Chief Moore.

Paul spoke of his gratitude for his Police Community and thanked his family and friends for coming and for their continued support during his recovery.

The Board of Selectmen thanked Paul for his commitment and wished him the best in his retirement and future.

DEPARTMENT HEAD/COMMITTEE ITEMS:

1. DPW Director Benjamin Knapp

A.) Requested the Board approve the hiring of his two candidates, one as a Transfer Station Attendant and one as a DPW Truck Driver.

Selectman Osborne moved, Selectman Van seconded to hire Mike Eldridge as a Transfer Station Attendant starting at \$17.00 per hour, after 6-month probation increase to \$17.50/hr. effective October 5, 2021. Passed 4-0-1 Chairman Hippler abstained.

Chairman Hippler moved, Vice Chairman Meaney seconded to hire Ross Magoon as a Truck Driver starting at \$18.06 per hour, after 6-month probation increase to \$18.60/hr. effective October 19, 2021. Passed 5-0-0

B.) Bogue and Etta Lane Roads would be done tomorrow for shoulder material. Eroding areas on Mountain Road will be touched up as they travel it. Crushed gravel material retrieved from Bolton's Pit.

C.) Selectman Van mentioned a correspondence email from a resident regarding Sugar Hill Road near the Dunbarton town line has a washed out edge of roadway.

D.) ARPA money, price of a new truck has increased \$40,000.00 from last year.

E.) Electronic Sign request - used daily, good rate at ~ \$4,000 less than new, whole Town uses it.

2. Conservation Commission Chairman Andy Fulton

A.) Asked the Board if there was any questions in regards to the Conservation Commission purchasing property on North Stark highway. He encouraged the Board to rescind the appraisal requirement based on market values.

Town Administrator Bolton explained the Title Insurance Company requested a survey because of the age and vagueness of the property. Seller emails state this would be a deal breaker.

Chairman Fulton stated the deed referenced stonewall boundaries without specifics. He has walked the property, found the stonewalls and suggested moving ahead in purchasing this, reasonably priced at \$3500.00/acre, 85-acre lot with 2000 feet of Route 114 road frontage because of time constraints with the P&S.

Town Administrator Bolton shared a survey would definitively clarify the correct acreage for this property as this is important for the Town's taxpayers with a purchasing price of \$300,000.00. The Title Company's professional opinion, boundaries need surveying.

Chairman Fulton responded the parcel is oblong in shape with drilled holes where they should be. No risk to a Town asset, high quality conservation land.

Chairman Hippler stated he is ok with waiving the appraisal, but leans towards the Title Company's request of a survey for keeping the books clear.

Vice Chairman Meaney agreed with waiving the appraisal, but he would like to see it surveyed, delineating set pins.

Selectman Burdick asked Chairman Fulton if a clause could be added if the survey came back with less acreage then some money would be returned.

Chairman Hippler and Vice Chairman Meaney are in favor of the purchase, but a survey is needed.

Chairman Fulton is concerned for the surveyor's availability time line, could set the process back months.

Selectman Osborne agreed with Chairman Hippler and Vice Chairman Meaney, the Title Company's suggestion of a survey protects the Town of Weare's taxpayers.

Selectman Van does not like the "strong arm tactics... coming from Conservation or current landowner," he agreed with the Board in taking care of the Town's funds. Many acres for hundreds of thousands of dollars, the Board needs to be sure.

Chairman Hippler reiterated the Board is in consensus of the Title Company's suggestion of a survey. There must be a reason why. The ramifications this could cause have been made clear.

Chairman Fulton stated the purchase funds are not generated by property taxes. The expenditure would come from Town Forest Funds and Town Conservation Commission money.

Selectman Van responded the Town would be taking over this parcel without knowing exactly how much land it is.

Vice Chairman Meaney explained even in a private sale the Title Company would want a survey. The Board would be remiss if they did not follow their recommendation.

Chairman Fulton requested the Board vote to rescind the appraisal requirement.

Chairman Hippler moved to waive the appraisal for the potential Conservation purchase on North Stark Highway. No second. Motion failed.

The Board needs the survey before they void the appraisal.

3. Police Chief Chris Moore

A.) His conclusion of residents previous complaints of the Police Department's failure to respond to calls on East Shore Drive is unfounded by his findings. In 2021, 19 messages for East Shore Drive of which the majority were dog or fire calls, four motor vehicle complaints. Police took appropriate action. The road needs to be posted. He noted a J & M Towing sign in place, but they are only authorized to tow any parking dispute with notification from the East Shore Drive Association President. Of the nineteen messages, there were zero complaints for narcotic or noise activity.

B.) MDT - on board cruiser computer, cost to move from car #1 to car #6 is \$900.00. Previously he stated \$6100.00 for a new computer, actual is \$4528.00. He figures \$4528.00 - \$900.00, roughly \$3600.00, and the current computer in car #1 has two years left on its five-year life cycle. He will have over \$100,000.00 in his budget this year.

Selectman Van asked what justifies the \$900 cost. Does it include a new stand and what about the charging cable? Chief Moore stated the cost for each car is \$450.00, reusing the stand and the cord cost ~ \$79.00. He asked if there was any discussion from the Board or should he move forward.

Selectman Van asked if this was in his maintenance budget, what line would it be coming out of. Chief Moore replied it would be close if he used his maintenance budget because he still needs tires.

Selectman Van stated if it is in their budget, and they are not purchasing any new equipment, they could use it as they see fit.

Chairman Hippler asked if the final cost was \$900.00. Chief Moore replied to move the computer is \$900.00 and a new one with installation would be \$4528.00. He figures -\$900.00, the extra cost is ~\$3600.00. Five-year life cycle, MDT's serviced by Goffstown.

The Board's consensus is they prefer a five-year cycle with a new computer than spending \$900.00 for finishing out the two years remaining.

C.) Detail rate -

	CURRENT	Police Department Proposal	
		Old NHRS Officers	New NHRS Officers
Hourly Wage	\$46.38	\$46.38	\$46.38
<i>NHRS (employer paid)</i>	\$15.71 (revenue to the fund for non-vested Officers)	\$15.71	
<i>NHRS (employee paid)</i>	\$5.36	\$5.36	
<i>457B(employer paid)</i>			\$15.71
<i>457B (employee paid)</i>			\$5.36
Payroll Tax	\$0.59	\$0.59	\$0.59
Processing Fee	\$0.76	\$0.76	\$0.76
To Officer (per hour)	\$40.43	\$40.43	\$40.43
Total Cost per hour to	\$63.44	\$63.44	\$63.44

The Board had no issues with the above figures.

Chairman Hippler moved, Vice Chairman Meaney seconded to change the vendor rate to \$63.44 an hour effective immediately. Passed 5-0-0

Chairman Hippler moved, Selectman Van seconded to adopt the proposal on this document, handed to us by the Chief for the existing NH Retirement System Officer's chart and to utilize the new NH Retirement System for Officers hired under the new guidelines per this document. To utilize the 457B. Passed 5-0-0

D. Radio First Net - installed, working, live, corrective actions for appropriate base channel, noticeable significant valued difference. Hot Spot for Tahoe next to link straight in, chip to be installed next week, to increase WIFI capability by 100%.

PUBLIC COMMENT:

Tom Clow, Concord Stage Road, updated the Board about the approved landscaping for the Town Hall sign area. TBD when Peter Stockhaus will begin.

478 Old Francestown Road Discussion (continued)

Scott & Evelyn Garnett reestablished their condition of the culvert installation that causes their property to flood when it rains. They presented a copy of their deed that states; "SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES: 1. Rights reserved to maintain a septic tank or cesspool on the premises, etc." The Garnetts maintain a septic pipe was removed from under the road and a culvert was put in its place. Utilizing the Promethean Board, Town Administrator Bolton displayed their pictures from an SD card they provided.

Scott explained they were told the road height would not be changed. He read online once the road height is set it should not be changed. Rebuild the crown, but the road edge height should not be changed. In front of their yard, the road raised a foot. The pictures give detail to the flow of water and how it ends up in their backyard, a muddy mess. They abandoned their vegetable garden because of the surface oil residue left behind and bacteria that grew.

Historically, there was never a culvert; water flowed down the west side of the road stated Scott. He shared Drainage From State Highways; guidelines he found online, "The highway in question can discharge runoff onto private property as long as it (a.) does not discharge water into a residential yard and (b.) causes the minimal amount of damage." The Garnetts emphasize their prolific vegetable garden that was lost as a result and the thirty years invested to bring it to that state.

Selectman Burdick asked if they had an issue last year or the year before with their garden. Scott explained once the road was resurfaced this July and the area around the drain built up is when the abundant redirection of water onto his property began.

Chairman Hippler asked the Board if they had any questions. There was none.

DPW Director Knapp expressed he does not want to be disrespectful. He met with the Garnetts, had a nice conversation and courteously agreed to disagree. He will follow whatever decision the Board concludes. However, while pointing to the diagram on the screen, he points out the lay of the land based on the placement of the older pipe, it could not have been a septic line. He maintains the destroyed garden is because of the worst July rainfall we have ever had. He too, had a large garden that did not fare well because of the record amounts of rain this July.

Selectman Van suggested having the oily sheen on the land sent out to be tested.

Chairman Hippler asked DPW Director Knapp if the culvert in question was to be plugged where would the water go. Selectman Osborne stated he made a visit and located the drainage area with a defined ditch. If this culvert was closed the ground from the catch basin to the defined ditch would have to be trenched.

DPW Director Knapp explained property lines change, land is subdivided, and he personally has culverts that drain water onto his property as well. Not done maliciously, not much you can do about it.

Scott declared he purchased his property with no drain on it and he intends to sell it that way. Evelyn explained she would like her garden back and the use of her property. Scott stated the Town does not have the right to take over his yard.

Selectman Osborne stated if the culvert is closed, hopefully, the road is crowned enough to not cause a bigger issue for the Garnetts.

Selectman Van stated the Garnetts want it capped, though not admitting the Town caused the issue as his yard is also still water soaked from summer rains, but this would make them happy.

Vice Chairman Meaney stated he understands their dilemma as he too has a water runoff issue on his property from the record rains. If the culvert is closed, you have to be careful of rerouting the water as not to undermine the roadway.

Selectman Van questioned if the culvert were closed would this diversion create NHDES issues. Vice Chairman Meaney responded he did not think so.

The Board's consensus is to cap the culvert with the condition if the problem makes road issues they will open it back up. DPW Director Knapp requested two weeks to do it and if a problem arises, he will discuss it with the Board before reopening.

Communication-Maps, Coverage, Costs for 2022 CIP

Jack Dearborn presented his PowerPoint presentation to the Board with a detailed report for a Simulcast Police Radio System designed to improve Weare PD & FD's comprehensive reliable radio communication coverage. The slide show of maps, diagrams and fundamental equipment depicted connective upgrades.

2021 Budgetary Cost Estimates

Police Radio Digital Simulcast System - three transmit tower and two receive locations:

Motorola Solutions	\$718,527.00
2-Way Communications	<u>338,345.56</u>
Total:	\$1,106,872.56

Fire Radio Analog Simulcast System - Capital Expansion (transmitter on Mine Hill, microwave link upgrade on Wolf Hill)

Motorola Solutions	\$160,662.70
2-Way Communications	<u>48,785.28</u>
Total:	\$209,447.98 (assumes police radio upgrade)

DPW Radio Systems Upgrade - Mine Hill

Motorola Solutions	\$ 48,000.00
2-Way Communications	Not available currently

Installation completion one year from the date the contract is signed

Motorola is willing to sign a municipal lease (Motorola Solutions and 2-Way Communications).

Selectman Van asked why didn't Motorola make the presentation. Town Administrator Bolton explained she asked for the maps, they could still come.

Selectman Van requested a price for upgrading the radio equipment for Fire, not staying with Capital. Jack Dearborn responded approximately another \$450,000.00, more if a receive site is needed.

Town Administrator Bolton explained the Town is up for Dispatch this year, December deadline. What are the long-term plans? Is Goffstown Dispatch interested in renewing the contract with Weare Fire?

Chairman Hippler stated there needs to be a solid plan to take to the Weare taxpayers.

Jack Dearborn explained waiting would increase cost, especially, if they would have to make a second ascend on the towers. Cheapest way is Capital, recurring cost ~ \$70,000.00, with ~ \$26,000.00 back from Goffstown. The cost to do a standalone system in the Town would be a lot more money, plus revisiting for Fire. Currently, the Town is paying for ten sites that do not work well.

Vice Chairman Meaney stated first priority is a Police upgrade. Waiting for Fire will be a detriment with price increases. Time to get the Police portion moving forward. Jack Dearborn stated this process would not start until the end of next year even if you decide now. Many states are vying for the same company.

MANIFEST:

To order the Treasurer to sign the payroll and accounts payables checks dated October 7, 2021 as included in the following manifests:

<i>Payroll Manifest</i>	\$	<i>80,104.25</i> (Weekly & fire monthly payroll)
<i>Accounts Payable Manifest</i>	\$	<i>167,201.98</i>
<i>John Stark Accounts Payable Manifest</i>	\$	<i>250,000.00</i>
<i>Weare School District Payable Manifest</i>	\$	<i>250,000.00</i>
<i>Total</i>	\$	<i>747,306.23</i>

The following manifests were previously ordered to sign at the September 20, 2021 Board of Selectmen meeting:

Payroll Manifest	\$	62,990.36 (Weekly payroll checks dated 09/30/21)
Accounts Payable Manifest	\$	71,615.70 (Checks dated 09/30/21)

-----■-----■-----■-----■-----■-----■-----■-----■-----■-----■-----■-----
As there is no Selectmen meeting scheduled for Monday, October 11, 2021

Please vote:

To order the Treasurer to sign payroll checks dated October 14, 2021 estimated to be about \$75,000.00. Furthermore, to order the Treasurer to sign up to the amount of \$90,000.00 for accounts payables that cannot wait until the next scheduled meeting. Reports and actual check amounts will be reported to the Board of Selectmen by inclusion on the Manifest Memo at the next scheduled meeting.

Chairman Hippler moved, Vice Chairman Meaney seconded to accept the manifest as follows, which passed. Passed 5-0-0

MINUTES:

September 20, 2021 Minutes: Vice Chairman Meaney moved, Selectman Van seconded to accept the minutes of September 20th as written, passed 3-0-2, Chairman Hippler & Selectman Burdick abstained.

ADMINISTRATOR'S REPORT:

General Items:

1. Radio Communication - firmer projected cost needed for CIP request
2. CIP Schedule - Wednesdays 8 AM 10/6
3. ARPA Expenditures - working on quotes for items 1 - ventilation & furnace, 2 - RO & water bottle refill stations, 3 - bathrooms at Chase Park, 4 - electronic message board as selected by BOS
4. Collins Cemetery - not Town owned though maintained, discussed possible abandonment action to be taken per RSA

5. Cemetery Trustees - letter from Town Counsel sent August 5, 2021, multiple phone calls to the Chairman with no return calls, certified letter to be sent

Building & Maintenance Projects:

1. Job description for fulltime Administrative Assistant for Planning/Zoning & Building Department
2. Employee Ladies Bathroom- never visited by Selectman Van, dated, needs updating, remove stall
3. TA Office ceiling/walls - TBD
4. Sentry Roofing - still waiting, East Street Barn, East Weare Fire, Bolton & Ineson roofs
5. East Weare Barn gutters - TBD

CORRESPONDENCE

- 1.) ATV's on Jewett Road, need plate numbers
- 2.) Selectman Osborne thanked a longtime Town employee who retired last Thursday, Bill Straw for 13 years at the Transfer Station. The Board wished him well in his retirement.

OTHER BUSINESS

Conservation Commission Chairman Andy Fulton returned to continue his discussion on the Conservation Commission purchasing the North Stark 85-acre parcel. Does the Town purchasing policy pertain to retaining surveying and appraisal services? Town Administrator Bolton explained \$2501.00 - \$5000.00 expenditures require at least three quotes. Chairman Fulton asked when the next BOS meeting is. Scheduled meetings are the 1st & 3rd Monday of every month, others as needed. Chairman Hippler stated given a 24-hour notice the Board would meet.

Chairman Fulton continued. His Commission works in the best interest of the Town, not "strong arming anyone." Honoring 2/3rds. majority vote of committing Town Forest Funds to adding to the Town's forest. It is his opinion, there has been no declaration the Title is not marketable. The Title Company put forth a recommendation not a requirement, to be clear. Reading the deed, he stated the map and lot are noted and the acreage, the same as our Town database. His interest is a path forward as the Town would want the Commission to do.

NONPUBLIC SESSION: Chairman Hippler moved, Selectman Van seconded to enter into nonpublic session @ 9:40 p.m. pursuant to the authority granted in RSA 91-A: 3II (a&c). A roll call vote was taken, Chairman Hippler - yes; Selectman Burdick - yes; Selectman Osborne - yes; Selectman Van - yes; Vice Chairman Meaney - yes. Passed 5-0-0

Selectman Van moved, Vice Chairman Meaney seconded to exit this nonpublic session @ 9:53 p.m. A roll call vote was taken, Chairman Hippler - yes; Selectman Burdick - yes; Selectman Osborne - yes; Selectman Van - yes; Vice Chairman Meaney - yes. Passed 5-0-0

Selectman Van moved, Vice Chairman Meaney seconded to seal and restrict these nonpublic session minutes. Passed 5-0-0

The Board met with Chief Moore.

Being there was no further business to come before the Board, Vice Chairman Meaney made a motion, Chairman Hippler seconded to adjourn at 9:54 pm. Passed 3-0-0

ADJOURNMENT

A True Record.

Karen Nelson

Karen Nelson transcribed from
TA Bolton notes & You Tube recording