



Town of Plaistow ♦ Board of Selectmen
145 Main Street ♦ Plaistow ♦ NH ♦ 03865

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: January 12, 2015

MEETING CALLED TO ORDER: 6:30 PM

SELECTMEN:

Chairman, Daniel Poliquin – Excused
Selectman, Michelle Curran - Excused
Selectman, Steve Ranlett

Vice Chairman, John Sherman
Selectman, Joyce Ingerson
Town Manager, Sean Fitzgerald

AGENDA:

MINUTES:

Motion by Steve Ranlett to approve the minutes of January 05, 2015

2nd by Joyce Ingerson.

Vote: 3-0-0

Motion passes.

PUBLIC COMMENT:

None

J Sherman notes that there are some votes required tonight for items to move forward. Any item may be brought up again and voted when there are 5 members. It is agreed upon by all board members.

2015 BUDGET REVIEW

S. Fitzgerald notes that the Budget is all set. There is a summary page in your folders for review. It is a summary of the Board's and Budget Committee's budgets to date. Each Budget has been reviewed line by line. There is a slight increase due to supported contracts and projects and important initiatives. The Budget stands at \$8,117,508 less than 3% over last year's budget. This budget supports the goals established by the Board of Selectmen and ongoing projects in town.

J Sherman notes that the Budget Committee is 100% in agreement with the Board's operating budget, there are no discrepancies which is a sign that we are presenting a reasonable and rational budget.

J Sherman notes that the Public Hearing will be held tomorrow night, Tuesday January 13th at 7pm. The Budget Committee will be meeting at 6:30 pm to discuss any last minutes items that come up. They will meet again after the Public Hearing if there are any changes that need to be voted on.

The Board of Selectmen has also posted a meeting for tomorrow night if they have any changes that come up during Pubic Hearing need to be voted on.

2015 WARRANT ARTICLE REVIEW

S. Fitzgerald notes that the Warrant Article packet has been reviewed and updated with the changes from last week's meeting. The Budget Committee also suggested some updates and edits.

Attorney Kalman has been sent the warrants for review, have not heard back as of yet, we have discussed the Board's discretionary authority to pick and choose certain words. He felt the Board has broad latitude with choices of words.

J Sherman suggests the approach they should take is to revisit any warrant articles where there is not a five person vote and or any other warrant article that nay one would like to discuss. The Board agrees with this approach.

PUBLIC SAFETY COMPLEX EXPANSION

J. Sherman suggests re-voting as this did not have a 5 member vote.

S. Ranlett motions to recommend Article P-15-03. J. Ingerson seconds.

Vote 3-0-0

Motion passes

J Ingerson clarifies that all changes from last week have been made.

FIRE SUPPRESSION PUMP AND PUMP HOUSE CAPITAL RESERVE FUND DEPOSIT

J. Sherman notes this article should be re voted.

S. Ranlett motions to recommend Article P-15-07 Fire Suppression Pump and Pump House Capital Reserve Fund Deposit. J. Ingerson seconds.

J Ingerson asks for clarification that the funds will be invested in an interest bearing account.

S. Fitzgerald states that all the Capital Reserve funds are in an interest bearing account. Currently a saving account.

Vote 3-0-0

Motion passes

RAIL STUDY SPECIAL MEETING

J. Sherman reads the warrant in full.

J. Ingerson motions to recommend Article P-15-18 Rail Study Special Meeting

S. Ranlett seconds

Vote 2-1-0 (J. Sherman)

J. Sherman notes for the record the reason he is opposing is due to the fact that he believes the purpose should be "to direct" rather than allow. He believes the Board needs to commit to the Townspeople they will hold a special meeting.

Town Managers Report

Chief Jones and Chief McArdle will be joining us later tonight to discuss the Public Safety Expansion. 2015 Default Budget

Public Hearing and Budget Committee meeting
Petition Warrant Articles and Collective Bargaining submissions due.
NH DOT Service road naming.
Assessment Abatement
MBTA- PAC Meeting Next Tuesday Jan 20th
Comcast Negotiations

J Ingerson notes that the elderly residents have had to drop Comcast due to inability to pay the high rates and requests S. Fitzgerald to discuss with Attorney Epstein.

Town Unit Collective Bargaining- The last offer the Town made has been ratified.
S. Fitzgerald read the warrant article in full.

S. Ranlett motions to recommend the Collective Bargaining Agreement warrant article as presented in the Town Manager's report. J. Ingerson seconds.

J Sherman suggests preparing a warrant article that states if this warrant article doesn't pass a special meeting can be held to re-present a collective bargaining agreement.

S. Fitzgerald agrees to prepare that warrant article.
Vote 3-0-0 Motion passes.

New Phone System- expanded capacity
There are some items in the Town Manager's report for the Board to review.

PRESENTATION OF THE PLAISTOW REPRESENTATIVES OF THE TIMBERLANE SCHOOL BOARD AND SCHOOL BUDGET COMMITTEE

J Sherman introduces Peter Bealo School Board member.
Peter Bealo of 82 Sweethill Road, Rick Blair, 1 Squirrel Run Rd, Sue Sherman, 3 Kimball Ave, all School Board Members. Dennis Heffernan, 4 Secluded Cir, Timberlane School Budget Committee, Michaela Kosta, 4 Evergreen Dr, Kyle Diburro, 78 Sweethill Rd, Colin McCarthy, 10 Partridge Lane, Timberlane High School students.

Peter Bealo begins review of the presentation.

He reviews the changes that have occurred this year, such as full year kindergarten, teaching a foreign language in kindergarten, reintroduction of final exams, adult education, and more opportunities to receive college credit with some area colleges.
Sat scores have risen for 2014.

Looking to next year he notes that Spanish will continue in 1st grade, Sandown Central will be closing, this will save \$770,000 per year. Sprinkler addition will be done to Sandown North in the amount of \$250,000. This addition is not required by code but highly advisable by the fire department.

Discussion ensues regarding the sprinkler systems and how important they are to protect the Town's investment. Why it was not put out as a warrant article is because they believe this should be done.

Discussion begins regarding student population decreasing. Reduction of district population will constitute a reduction of full time equivalent staff by 19.

J. Sherman notes that the word should be out there that the staff has been reduced in conjunction with the student population reduction.

S. Fitzgerald asks what comprises the 19 staff member reduction. This can be comprised of part time staff and full time staff. This reduction is attempted by attrition rather than layoffs.

The student leaders all describe how the programs offered at Timberlane have been beneficial, offer great experiences and have allowed them to excel in areas, ready them for college and build resumes.

D. Heffernan notes the kids have heard things regarding the budget and these kids are invested in their school.

P Bealo reviews the 2015 School Warrant Articles, Timberlane School Union Contract, Capital Reserve Fund and a warrant article that notes the money required to keep Sandown Central open.

Probable Citizen Petitions

Tax Funding Formula

P. Bealo states that Shawn O' Neil, Danville Selectmen is proposing a citizens petition to change the tax funding formula from being Average Daily Membership based to being totally Equalized Valuation based. P Bealo notes that the 3 Plaistow Representatives from the School Board are strongly against this warrant article. This formula would increase Plaistow and Atkinson taxes and decrease Danville and Sandown taxes.

Average Daily Membership formula for taxation has been in existence since 1964 and has not been changed since. Before a change is made there should be a serious study done to research the effect on all four communities.

J. Sherman notes that he has been in contact with Shawn O'Neil and under this proposal the district would act like one town. Plaistow has higher assessed equalized valuations which benefits us under the current formula than Danville and Sandown. Under the new proposed formula Danville and Sandown will benefit from our assessed valuation more than Plaistow.

R. Blair discusses formulas and not using some component of number of students, doesn't seem to be the right choice. If a town in the district goes through a re-evaluation and the valuations go down, the other districts will see an increase in their tax rate because our valuations are worth less.

S. Fitzgerald notes that valuations are adjusted based on market conditions. Plaistow Board of Selectmen this summer adjusted valuation to remain closer to 100% of the Fair Market value stated by our Assessor's. We are required to be within 10% of what a fair market rate is. Plaistow has made land use choices that help increase the market valuations.

S. Sherman notes this warrant article requires a 2/3 majority vote across the 4 towns in the district.

J Sherman notes the only change he would be favor of is to change the formula so it is strictly based on average daily membership, student enrollment.

Sandown requesting to leave the District

Sandown is requesting that the School district evaluate allowing Sandown to leave the district. There is a RSA that states if 1 town request to leave the district, the RSA's require a 6 month study of

committee composed of Selectmen and School Board members from all 4 districts. This is an advisory board only and will only be on the Sandown ballot.

S. Sherman notes the cost of this study would be applied to all 4 towns. The costs have not been considered as of yet.

P Bealo notes this is warrant article is only on Sandown's ballot only.

Discussion ensues regarding costs and how it would be applied to all 4 towns.

Full Day Kindergarten in Plaistow

Plaistow resident has proposed a warrant article that the District offer full day kindergarten at no additional cost to all families. Funding would come from the 2015-2016.

P .Bealo states there is further study need before implementing this as to how would it impact space and other programs in the district.

J. Sherman notes where funding will come from has not been identified. Funds would come from the operating budget which have not been budgeted for.

Discussion ensues

P Bealo notes School Deliberative Session is February 5th, 7 pm in the High School gymnasium. A Sandown School Board Representative and School Budget Committee member are advocating decreasing the budget by \$3.5 million, with no guidance as to what programs or what teachers be eliminated.

Discussion ensues regarding all information presented.

D Heffernan notes that the school budget has been reviewed line by line and reviewed with each Department head as we do with the Town budget.

S Fitzgerald thanks the 3 student leaders that have come to present to the Board of Selectmen tonight.

PUBLIC SAFETY EXPANSION UPDATE

S. Fitzgerald begins reviewing updates in the presentation.

Discussing the deficiencies that are significant in the current safety complex.

Reviews the land swap with Alden Palmer to allow for the expansion of the current building.

Discusses the Design team's analysis of space needs, implementing a conceptual site that works within the parameters of the additional land acquired. A series of meeting with the Town and departments the space needs analysis and conceptual plans were scaled to a reasonable project:

- Light renovations to the Fire /station that supports the Fire Department headquarters that will house a 24/7 fire department when needed.
- A single story 15512 sq. ft Police Station.
- Construction of an access road adjacent to the cemetery leading to the rear of property and the cemetery.

The approximate cost of this project totals \$11 million and will meet the needs of both departments and the town.

S. Fitzgerald compares the projects that have been cost out from 12 million to 8 million. We are at a project that is reasonable for the town at \$11 million.

The breakout of all cost estimates for each phase of the project are reviewed and discussed.

Item Cost

Cost for New Police Station \$4,426,230

Cost to Renovate Fire Department \$700,000

Cost for Site Work \$1,055,129

Cost for Road \$250,000

General Conditions, Insurance, Design

Contingency \$1,562,820

Estimated Total Construction Cost \$7,994,179

Construction Phasing Costs \$75,000

Allowance Cost for FFE \$400,000

Cost for Design (soft costs) \$1,613,836

Cost for Construction Contingency \$605,188

Estimated Total Project Cost \$2,694,024

Escalation (5% for 12 months) \$403,459

Total Project Cost with Escalation \$11,091,662

Both Chief Jones and Chief McArdle discuss their reasoning why this project at this cost estimate will be adequate for the two departments for 30-50 years. Chief Jones notes that at \$11 million this can be a great renovation to the Fire Department and a new Police Department that she will proudly stand behind. Chief McArdle notes that the town needs to improve Public Safety. Timing is everything, both the economics of the day and of the Town are favorable. \$11 million is the proper number for this project, to cut anymore would be detrimental to the project.

S Fitzgerald notes that the town's critical responsibility is to support Public Safety. This number is conservative and reasonable for this project. He notes that the time is now for this project, we are experiencing the lowest interest rates in generations and this would minimize the risk to the town.

3-D Imagery will be available 1-19-15 to the Public Safety Expansion Committee and will send the images off to the Board.

The Open House for the Public Safety Complex is Saturday January 24th 10 am -1pm to allow the resident to tour the current facility. Both Chief Jones and Chief McArdle will be there to answer questions.

J Sherman suggest putting up the presentation of the proposed project during the Open House.

J Sherman thanks both the Chief for coming in tonight.

Back to Town Manger's report.

ACTION ITEM REVIEW

Deferred

OTHER BUSINESS

None

SIGNATURE FOLDER

J. Sherman states the manifest and signature folder is going around.

SELECTMENS REPORTS

J. Ingerson- None

S. Ranlett- Planning Board warrant articles are done

J. Sherman

- Notes that due to the increase in utilities the Library is trying to fast track to keep electric costs down.
- Recycle Week this week
- Reminder of Public Hearing tomorrow night, Budget Committee meeting and Board of Selectmen meeting posted to review any petitioned warrant articles.

Public Session adjourned at 9:20 pm

Respectfully submitted,

Gayle Hamel

Recording Secretary