

Board of Selectmen
Meeting Minutes
October 11, 2016

Present: Alan Urquhart, Chairman; James Bailey III, Selectman; David Fullerton, Selectman; Laura Buono, Town Administrator.

In Attendance: Jon Segedy and Leigh Bosse.

Chairman Urquhart opened the meeting at 6:00 p.m. and asked those in attendance to stand for the Pledge of Allegiance.

1. OPEN SESSION

There was no public comment during open session.

2. LIAISON REPORTS

Planning Board – Selectman Bailey said the Planning Board had the former planner from Concord in as part of the Master Plan and they discussed the community with regard to various zoning in Hillsborough. He said it was a very informative meeting.

3. MANIFEST MOTION

Chairman Urquhart moved to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll Check numbers 0748 - 10800 a/k/a Vouchers 40 & 41 in the amount of \$135,894.34 (includes 126 direct deposit stubs) and Accounts Payable Check numbers 15169 - 15236 a/k/a Voucher 37 in the amount of \$1,271,408.18. Motion was seconded by Selectman Fullerton. A vote was taken. Motion passed unanimously.

**A/P Voucher includes payment to HDSB in the amount of \$768,072.68

4. CONSENT AGENDA

Chairman Urquhart moved to approve the consent agenda for October 11, 2016. Motion was seconded by Selectman Bailey. A vote was taken. Motion passed unanimously.

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5. APPROVAL OF MINUTES

Selectman Bailey moved to approve the meeting minutes of September 27, 2016 as amended (change the word “bikers” to “bicyclists” on page 1). Motion was seconded by Chairman Urquhart. A vote was taken. Motion passed unanimously.

6. OTHER BUSINESS

Downtown Revitalization – Ms. Buono brought up the center of town again with regard to the building that will be eligible for tax deeding in about 60-90 days. Ms. Buono asked the Board if they have a vision for that area. Selectman Bailey said the Chamber has put a committee together called Hillsborough Reborn which has to do with downtown revitalization. He reviewed what was discussed

at their first meeting with regard to which area of town to focus on and how it works into what the Town is planning (sidewalks, this building, etc.). Ms. Buono explained the process that the Town would have to go through once the property is deeded with regard to safety issues and the sales process. Selectman Bailey said he has received some inquiries on the building if the Town obtained it but there are no details. He said if we take that building down, you're looking at shutting the square down to remove it but that's just one option that had been discussed as was whether or not a residential downtown is a goal or not. Selectman Bailey said it's not an easy building to work on. Hillsborough Reborn doesn't want to duplicate the efforts of the Town although we all want to work toward the same goal. Selectman Bailey said it ties into the sign permits and how we want to distinguish the central business district, the commercial district, etc. Selectman Fullerton said he had gone to some meetings in the past and there had been a few suggestions about that building. He said that building is a part of Hillsborough that is recognizable however, the money that will be needed may be a huge amount and they need to consider all options. Ms. Buono said that Mike Tardiff from CNHRPC had mentioned that he would hate to see the landscaping of the center change by removing the building. Ms. Buono said ideally, a developer would be found to purchase the building and invest the money and said the Selectmen can place restrictions on the property such as it may not be removed for example. Ms. Buono said she has never been a fan of the Town owning too much real estate however, this is the center of town and the current owner appears to have abandoned the building. She said she would hate for it to continue to fall apart and become more of a hazard since it's not being maintained. Selectman Fullerton said the owner had a lot of complaints with the cost involved to bring the building up to code. Selectman Bailey said once the town owns the property and there are interested parties, it would be easier to have this discussion. Selectman Bailey brought up adding residential downtown and what it does to the parking. Ms. Buono said she's not looking for direction tonight but she wants to keep the conversation going. She thinks it's important that something is done and the Selectmen should seriously consider taking the property at the very least for security. Chairman Urquhart said it's important to have some recommendations from the EDC and the Chamber especially with regard to residential versus commercial. Leigh Bosse said there was a charrette in the late 90's and suggested a fund be set up to buy the four houses between Hatfield's office and the museum for parking and let it be known that the Town is interested. A fund for this purpose was briefly discussed. Selectman Bailey said it's been there a long time and it's been neglected and they should keep this conversation alive in the budget season.

Church Donation – Chairman Urquhart brought up the donation offer of the church building in the Old Town Center. He would like to see this as a warrant article in March. Selectman Bailey said he doesn't think it's so much about taking the building, he thinks it's a good idea to take it, but the expense to make repairs and keep it up. They have to decide what department to place the upkeep of the building same as Landry Gardens, etc. They can get volunteers to improve it but the maintenance needs to be done by the town and it might be time to have us fund it. Ms. Buono said she has a note in her budget folder as to whether or not we should hire a seasonal gardener for downtown. The use of that building was briefly discussed as well as revenue sources. Selectman Fullerton said they should pursue the cell phone companies and see if they are interested. It's a quaint old church and he feels they could rent it for weddings. Ms. Buono said a public hearing will be required prior to the Selectmen making a decision. After more discussion on the church and a maintenance plan, Chairman Urquhart moved to place this on as a warrant article. Motion was seconded by Selectman Fullerton. A vote was taken. Motion passed unanimously.

Primex Property Liability Insurance – Ms. Buono presented the Selectmen with an insurance option for the Town's property liability insurance. Ms. Buono said that since we have recently contracted with Primex to carry our property liability and workers compensation insurance, there is an offer to cap any future increases (for the next three years) at 9% for property liability and 10% for workers compensation. This locks the Town in to using Primex for our carrier for three years. Ms. Buono said there really are not a lot of carriers who can currently compete with Primex since Property Liability

Trust closed. Selectman Bailey moved to authorize the Chairman to sign the paperwork presented. Motion was seconded by Selectman Fullerton. A vote was taken. Motion passed unanimously.

Security Camera – Grimes Field – Ms. Buono presented the Selectmen with two quotes for security cameras for Grimes Field. One quote came from Arcomm Communications and the other from Fusion Connex. Both systems are identical and the prices were only different by \$20. Selectman Bailey said he would like to find out which system is used at the Transfer Station prior to making a decision. Chairman Urquhart would also like to get the police chief's opinion.

Road Closure – Ms. Buono said the Skateboard event had to be postponed due to rain and will be held on the 16th instead of the 9th. Peter Brigham has requested that the Selectmen approve the road closure for a section of Depot Street during that event. Selectman Fullerton moved to approve the road closure as requested. Motion was seconded by Chairman Urquhart. A vote was taken. Motion passed unanimously.

Skateboard Ordinance – Selectman Fullerton said he is concerned about the kids skateboarding in town after dark and would like us to consider a skateboard ordinance in the future. The ability to enforce such an ordinance was briefly discussed. Selectman Fullerton said at the very least, he would like to see a public service announcement so that parents are aware that skateboarding at night, in dark clothing, is dangerous.

Estimated Tax Rate – Ms. Buono informed the Selectmen that the actual revenues have fallen short of the original estimated revenues and due to that, there may be a tax increase on the town's portion. She said she is not aware of the school rate since she doesn't work with their numbers. Ms. Buono said that although she doesn't like to use the fund balance to offset the tax rate at the setting, she feels the amount would be so low (under \$50,000) to make sure the rate is level that she would like the Selectmen to approve her doing so at the tax rate setting. Ms. Buono said that amount of money would be easy to make up during the 2017 budget season. Selectman Bailey moved to authorize Ms. Buono to apply up to \$50,000 of the undesignated fund balance in order to keep the town's tax rate level. Motion was seconded by Selectman Fullerton. A vote was taken. Motion passed unanimously.

Meeting Dates – Ms. Buono said the Sewer Commission is holding a public hearing on the sewer rates for restaurants on the 25th and it may be a good hearing for the Selectmen to attend. She said based on the information sent, there are some restaurants which will have a substantial increase and there are some with decreases. Chairman Urquhart said he was disappointed that changes were being considered and is concerned these changes will effect business growth. Ms. Buono also brought up that there is a Selectmen's Meeting scheduled on November 8th but that is election night. Ms. Buono suggested that the Selectmen meet on November 1st instead of the 25th and 8th and then keep the second meeting in November (22nd) as is. The Selectmen had no problem with the change.

Myrtle Street Extension – Selectman Fullerton said he is concerned with the gate between the transfer station and Myrtle Street Extension being open. He said people are using that as a cut through and it should be closed and locked. Selectman Bailey said it's usually shut and someone would have to get out of it to open it. Ms. Buono will discuss this with Bill Goss.

Perambulation of Henniker Town Line – Ms. Buono said the final portion of the perambulation will be conducted on October 20th.

7. ADJOURNMENT

Selectman Fullerton moved to adjourn at 7:40 p.m. Motion was seconded by Selectman Bailey. A vote was taken. Motion passed unanimously.

A true record.

Laura Buono
Town Administrator

Approved by:
Hillsborough Board of Selectmen

Date: _____

Alan Urquhart, Selectman

James Bailey III, Selectman

David Fullerton, Selectman