

GILFORD BOARD OF SELECTMEN'S MEETING
October 24, 2007
Town Hall

The Board of Selectmen convened in a regular session on Wednesday, October 24, 2007, at 3:00 p.m., at the Gilford Town Hall, 47 Cherry Valley Road, Gilford, NH. Selectmen present were Chairman Alice H. Boucher, Connie Grant and Gus Benavides. Also present were Town Administrator Evans Juris, Assistant Town Administrator Debra Shackett and Administrative Secretary Sandra Bailey.

1. **Pledge of Allegiance** – The Selectmen recited the Pledge of Allegiance.
2. **Review/Approval of Minutes** – The Board of Selectmen approved the regular and non-public minutes of the Selectmen's meeting of October 10, 2007 and the regular minutes of the Selectmen's special sessions of September 26, 2007, October 1, 2007 and October 9, 2007.
3. **Appointments**
 - 3.1. **Georgie Johnson – Representing 42 Alpine Drive** – Georgie Johnson advised the Board that both she and Mr. Gardner have met with various Department heads regarding his stone walls at 42 Alpine Drive. She indicated that she would like to present a proposal to the Board of Selectmen that she thinks will be acceptable to all parties involved.

Ms. Johnson is proposing that the land in question be deeded to Mr. Gardner with the understanding that no further encroachment would occur. Mr. Gardner would also provide an easement to the Town that would enable large trucks to turn around in his driveway, if necessary. Since there will be no further road expansion or development in this area, it is highly unlikely that the area where the stone wall is built would ever be needed by the Town. She provided a detailed explanation of the plan for 42 Alpine Drive, as well as photos of the area in question.

DPW Operations Manager Dustin Muzzey reiterated that there would be no further expansion of Alpine Drive, particularly in light of the extreme ledge. He further stated that the house meets all setback requirements.

Discussion ensued on the cost of the potential transfer of property being borne by Mr. Gardner. Town Administrator Juris advised the Board that by authority granted at Town Meeting, the Board of Selectmen can transfer land. He suggested to Georgie Johnson that she have a deed prepared and then bring it back to the Board for Town Counsel review. He stated that he would check with Town Counsel to double-check that the Selectmen do have that authority prior to any documentation being prepared.

Selectman Benavides asked why it is necessary to transfer this portion of the right-of-way to Mr. Gardner. Georgie Johnson replied that in transferring the land the Town is relieved of any liability.

Selectman Grant stated that each situation with a stone wall encroaching into the right-of-way is unique and needs to be looked at that way. Because this is a steep, dead-end street with large ledge outcroppings, it is a unique situation.

Ms. Johnson was directed to proceed with the paperwork after Town Administrator Juris

verifies the feasibility of the transfer with Town Counsel.

- 3.2. Jack McDevitt** – Mr. McDevitt, who is interested in a position on the CIP Committee, was in attendance to provide some personal background for the Board and state why he would like to be a member of the CIP Committee.

Selectman Grant moved to appoint Jack McDevitt to the CIP Committee. Selectman Benavides seconded. Motion carried. Town Administrator Juris advised Mr. McDevitt that the first CIP meeting would be held on Wednesday, November 7, 2007 at 6:30 p.m. at the Town Hall.

- 3.3. Doug Hill – Bean Property** – Selectman Grant moved to table the matter to the November 14, 2007 meeting. Selectman Benavides seconded. Motion carried.

4. New Business

- 4.1. Economic Boot Camp** – Town Administrator Juris advised the Board that the Department of Economic Development would be sponsoring a program with the assistance of Laconia, Franklin, Gilford, Tilton and Belmont on November 7th in Franklin. Each community has been requested to donate \$1,000 for the program, but there is a possibility that this money could be donated from local businesses.

Town Administrator Juris encouraged the Board of Selectmen to attend and also suggested that the Lakes Business Park Board of Directors attend. Selectman Grant stated that she would like to see this program privately funded. Selectman Benavides agreed with Selectman Grant. Town Administrator Juris asked the Board to let him know as soon as possible if they would be able to attend.

5. Old Business

- 5.1. Energy Committee** – Town Administrator Juris asked the Board for direction regarding the establishment of the Energy Committee. Chairman Boucher stated that seven (7) applications have been received, but she would like to see the Committee have five (5) members. She further stated that she would like the Board of Selectmen to be present at their first meeting to direct the Committee.

Selectman Benavides stated that he would like to resolve this matter today and establish a date for the first meeting. He does not have an issue with seven (7) members but is agreeable with whatever the Board sees fit. Selectman Grant stated that she feels a five (5) member Committee makes sense and the five most experienced applicants should be chosen.

Selectman Grant moved to appoint Gino Crecco, Dale Channing “Chan” Eddy, Howard Epstein, Patrick McKenna and Doug Lambert to the Gilford Energy Committee for a period of one (1) year. Selectman Benavides seconded. Motion carried.

- 5.2. Lakes Business Park** – Selectman Benavides moved to appoint Tony Ferruolo to the Lakes Business Park Board of Directors for a period of three (3) years. Selectman Grant seconded. Motion carried.

- 5.3. Health Officer** – Town Administrator Juris stated that Health Officer Dave Andrade has indicated that his position requires approximately 500 hours per year and these hours can vary. Town Administrator Juris stated the need for including additional funds in the

2008 budget to accommodate this position. He suggested different methods of advertising the position and stressed the need for the individual to be qualified, since there is a high level of liability involved. Selectman Grant suggested being able to share a part-time Health Officer with another community.

Selectman Benavides suggested an approximate salary of \$10,000 per year. He feels that it is very important to have this position filled. Town Administrator Juris will check with Laconia, Belmont and Meredith to find out how they have filled the Health Officer position in their communities and report to the Board on November 14th.

- 5.4. Liberty Hill** – Town Administrator Juris informed the Board that he has received an e-mail communication from John Regan of NH DES. Mr. Regan has indicated that he has communicated with the head of the EPA Superfund, who would like to meet with Gilford officials.

Selectman Benavides moved to authorize Town Administrator Juris to begin discussions with the US EPA and advise them of the Board's desire to have 100% removal of the contaminated soil. Selectman Grant seconded. Motion carried.

- 5.5. Fire Pond – Alvah Wilson Road** – Town Administrator Juris advised the Board that an estimate has been received for the rehabilitation of the Gilford Village Fire Pond, in the amount of \$43,270. This is considerably more than was anticipated.

Brief discussion ensued on the bid procedure for this project. Town Administrator Juris advised the Board that this estimate is for budgetary purposes and it would go out to bid. Chairman Boucher indicated that she would like Chief Hayes to attend the next Selectmen's meeting for further review of the matter.

- 5.6. Budget Adjustments** – Town Administrator Juris advised the Board that two adjustments will be necessary for the 2008 budget. He read a recently received letter from Laconia Water Works, stating an increase in the amount of \$11,543.40 due to development and additional hydrants. Discussion ensued on this letter, with the Board requesting additional information. Town Administrator Juris will request additional information from the City of Laconia.

The second adjustment deals with health insurance rates. A guaranteed maximum rate increase of 13.5% has been received from Healthtrust. This increase appears to be linked to Healthtrust's decision to expand dependent coverage to age 26. This results in an additional \$29,900 needed for the 2008 budget.

Selectman Benavides moved to adjust the Selectmen's 2008 budget figure to \$10,547,321. Selectman Grant seconded. Motion carried.

Selectman Benavides authorized Town Administrator Juris to write a letter to Healthtrust regarding the expansion of dependent coverage without consulting with municipalities. Selectman Grant seconded. Motion carried.

- 6. Public Input** – Town Clerk/Tax Collector Denise Morrissette provided a tax bill update. The bills are at the printers with a tentative mailing date of October 26th and due date of December 4th. Assistant Town Administrator Shackett questioned why the bills were due on December 4th and TC/TC Morrissette replied that it is for the convenience of taxpayers who receive

Social Security checks on the 3rd of each month.

7. Signatures

<u>DATE SIGNED</u>	<u>DOCUMENT</u>	<u>MAP/LOT #</u>
08/23/07	Change of Status - Cowing	
08/30/07	Change of Status - DuVerger	
09/23/07	Change of Status - DeNutte	
09/28/07	Change of Status - Dinan	
10/01/07	Change of Status - Hayes	
10/04/07	Change of Status - Clairmont	
10/09/07	Payroll Register	
10/10/07	Accounts Payable Manifest	
10/11/07	Accounts Payable Manifest	
10/12/07	Abatement - Grape Hill Associates	201-009.000
10/15/07	Letter to John Regan - NH DES	
10/15/07	Payroll Register	
10/16/07	Tax Collector's Warrant - Jeopardy Tax	252-016.299
10/17/07	Accounts Payable Manifest (2)	
10/18/07	Tax Collector's Warrant	
10/18/07	Deed to Haberman	263-079.000
10/19/07	Abatement - Cox (2)	251-009.002
10/24/07	Letter to FPC	

- 8. Selectmen Issues** – Chairman Boucher asked the Board to consider holding the Deliberative Session on Monday, February 4, 2008, rather than Tuesday, February 5, 2008, due to a scheduling conflict. Town Administrator Juris will look into this matter and check on the availability of the High School.

9. Administrator's Report

- 9.1 Video Recording Update** – Town Administrator Juris informed the Board that he has received a \$655 donation from Franklin Savings Bank, for the purchase of an additional video camera.

Selectman Grant moved to accept the \$655 donation from Franklin Savings Bank. Selectman Benavides seconded. Motion carried.

- 9.2 Tax Bill Update** – This item was already covered by TC/TC Morrissette during Public Input.

- 9.3 FPC Attendance Request** – Town Administrator Juris read a memo he prepared to address the expanded charge for the FPC, to include a recommendation on the use of geothermal heating system in the Police Department and Town Hall. The memo also authorizes the expenditure of \$1,750 for a geothermal study.

Jim Mull, Co-Chair of the FPC, was in attendance and provided the Board with additional information on the geothermal heating system. Extensive discussion ensued on the

expense associated with geothermal heating, as well as the payback time. Selectman Grant asked about the geothermal study including the entire Town Hall. Co-Chair Mull stated that it would include the entire Town Hall. He also emphasized that a geothermal heating system is the correct “green” alternative for heating and cooling.

Selectman Benavides expressed his concern that a feasibility study on geothermal heating must be done by an unbiased party. More discussion occurred on the matter of the \$1.5 million cap that was approved by the FPC. Selectman Benavides stated that with the \$1.5 million renovation/addition, it must be turnkey. Co-Chair Mull assured him that it would be turnkey.

Assistant Town Administrator Shackett asked Mr. Mull if the geothermal heating system alters the plans that have been prepared for the renovation/addition. Co-Chair Mull replied that yes, it would modify the plans. He also asked the Board if a Selectman representative would be able to attend their next meeting on Monday, October 29, 2007 at 5:00 p.m. Chairman Boucher stated that she would attend their meeting.

Selectman Benavides moved to expand the charge to the FPC to present a completed plan for the renovation and expansion of the Police Department and associated costs for a completed facility, to be reviewed, accepted and approved by the Board of Selectmen; submit a recommendation on the use of a geothermal heating system for use in the Police Department and Town Hall; and authorize the expenditure of \$1,750.00 for a geothermal study. Selectman Grant seconded. Motion carried.

9.4 Non-Public Session – RSA 91:A-3 II (a)(c) (e)

The Board of Selectmen on a roll call vote entered Non-Public Session at 4:30 p.m. Present were Selectmen Alice Boucher, Connie Grant and Gus Benavides, Town Administrator Evans Juris, Assistant Town Administrator Debra Shackett and Administrative Secretary Sandra Bailey.

While in Non-Public Session, the Board discussed personnel matters and pending litigation. While in Non-Public Session, no action was taken.

The Board exited Non-Public Session at 4:52 p.m.

10.0 Next Meeting – November 14, 2007 at 3:00 p.m. – Regular Meeting

11.0 Adjournment – With no further business before the Board, the Board of Selectmen’s October 24, 2007 meeting was adjourned at 4:52 p.m.

Respectfully submitted,

Sandra J. Bailey
Administrative Secretary