

~~Unapproved~~ **APPROVED**  
**Candia's Selectmen's Public Meeting Minutes**  
**February 9, 2015**

**Attendance:** Chairman Carleton Robie, Vice-Chair David DePuy, Selectman Dick Snow, and Selectman Boyd Chivers.

**Approval of Previous Minutes: Public meeting minutes of 01/26/2015.** Selectman DePuy moved to accept the January 26<sup>th</sup>, 2015 Public Meeting Minutes as presented. Seconded by Selectman Snow. All were in favor. Motion carried.

**Town Clerk Chris Dupere to discuss upcoming special election.** Chairman Robie noted that Town Clerk Dupere wasn't in attendance, so he will defer this to their next meeting. He noted they would be having a special election. Someone from another town put in the request to elect a State Representative to replace Brian Dobson who resigned. The Executive Council approved the request. Selectman Snow heard there will be a primary on March 31<sup>st</sup> and another election will be sometime in April. Chairman Robie said there has to be a primary. Selectman Snow clarified there doesn't have to be if there is only one candidate and no one has filed a notice of intent.

**Departmental Reports: Highway, Police, Fire, Building, Solid Waste & any other depts.**

**Highway:** Road Agent Lewis read from the attached report. They had 17 sand and salt runs and they had an ice storm. They used 300 tons of sand and salt in 12 hours time. They couldn't sand the dirt roads fast enough. They temperature was warm that day, but the road was so cold that it instantly froze. They have 8 plow-able storms which ended up being pretty big ones. A lot of towns are having a hard time getting salt. They switched back to their old salt provider which has worked out just fine. The winter budget has taken a hit they must be up to \$100,000 already. Last's week's payroll was \$33,000. This is probably the busiest they have ever been in the last 19 years he has been doing it. Hopefully they can make it through budget wise. Selectman Chivers asked on the \$33,000 payroll how much sand and salt would you add to that. Road Agent Lewis said it's just a guess but probably \$12,000 - \$13,000. Selectman Chivers clarified they could spend \$45,000 on a storm. Road Agent Lewis said there were two or three storms in that period. It's for the whole week and the payroll would include hauling the sand back in and things like that. He noted they are almost out of sand, they can barely keep up. What they are hauling in, they're taking out. He though next year they should budget for the worst case instead of the best case. Chairman Robie said they'll look at the budget after this week. They can discuss it at the next meeting. Road Agent Lewis said hopefully the pattern changes by their next meeting. Chairman Robie noted that Governor Hassan said to today that it looks like they are going to get some federal funds for the blizzard. Road Agent Lewis thought the amount they spent was around \$22,000 and they will get 75% of that back. This will go to the back into the general fund, unless they decide to put it back into the highway budget. Chairman Robie said it will come back in as revenue and for some reason we're short we'll have a good explanation why. Road Agent Lewis added they will pay for the materials spent and the trucks. He noted they are in better shape than a town with a highway department payroll, so they won't pay for 8 hours of everyday of that storm. He's subcontracts, so they'll pay for the whole thing.

**Police:** Chief McGillen informed that Board that Officer Dan Gray has returned to work today. The two part-time officers are progressing. They are hoping to get them out solo in the next two weeks. Right now they are assigned to a field officer, which is normal. They are hoping to get them a little exposure, but now is their quite time so they haven't seen a domestic or anything like that. They do back up neighboring towns, so if they get a "hot call" we'll bring them over there to see how it is handled. He met with the County Attorney the other day and she is really pushing the drug court program. She met with the County Commissioners and they didn't give her all of the funding she is asking for which is \$350,000. They have twenty people in the program currently. This drug epidemic is all over the place and there isn't enough funding or treatment. The County Attorney is going to the county delegation and trying to get more money. She is looking to the Chiefs to support that. He went to a heroine seminar and different people were there speaking. If effects whole families. The police see the after effects, like users stealing from their families. When the user's burn bridges with their families, they go and break into people's houses. Not off of them but this is usually how it progresses. They have identified suspects in the two burglaries they had (the pizza shop and Stubby's Restaurant). Sgt. Gallagher has been working on that case and they have been working on arrest warrants. He noted the call line on the report is a little low this month but is due to the weather. Chairman Robie asked if they had a new car order. Chief McGillen said yes, but he needs to call on a delivery date. Chairman Robie asked if the cars are running well. Chief McGillen said they were running good, he thought that car 4 needed to be jumped and it might need a battery. This is going to be the car they strip. Chairman Robie said the Building Inspector might need a car, so keep that in mind. Chief McGillen thought it was a pretty good car and the battery might be under warranty. They have been getting them from Advanced Auto and they will put them in, no charge and they don't ask questions.

**Fire:** Selectman Chivers read from the attached report. He mentioned the Fire Department did a live burn as a training exercise at 112 Langford Road. Chairman Robie noted there was good turnout for the controlled burn. A lot of volunteers showed up and it was excellent training. Other towns were there like Hooksett, Auburn, Raymond, and Deerfield.

**Building:** Chairman Robie read from the attached report.

**Solid Waste:** Selectman DePuy said they invited Facility Operator Whitcher to discuss the baler quotes. He is still waiting for two updated quotes. He should have them tomorrow. They have it down to three balers that they are looking at. The prices vary significantly by \$7,000 or \$8,000. Selectman Chivers asked if Facility Operator Whitcher had expressed a preference for one of these three. Selectman DePuy noted the one he liked the best is the most expensive one. This one is over what they budgeted, the other one is on budget, and the other one is below budget. Selectman Chivers asked if all of the balers fit in the available space that they have. It was brought up at a previous meeting that one of these is quite a bit longer than the other. Selectman DePuy said the one isn't the longest one, but it is longer. You take parts apart and you can take the pistons out without taking the machine apart. It has a lot of replaceable parts, so the break down problem is easier to address. This is the attraction of this machine. Selectman Chivers asked if Chuck has gone and looked at these machines on site. Selectman DePuy said no but he and some volunteers have been checking references on all of the machines. He has talked to people that have this machine and love it. Selectman Chivers said it looked like the bales are backing up at the recycling center. Selectman DePuy said Facility Operator Whitcher

shops around for the best price that's why they have the trailers at the recycling center. When they change to a new baler there will be a two week span where they can store materials. It will be a two week transition.

Selectman Snow said he has a number of actions items that he would like to bring to the next meeting. He would like to bring back to the Board a suggestion and he would be will do some stuff beyond a Selectman. It is going to be a tough year next year and he would be happy to try and accomplish some things hasn't been able to in the last six years. There are a number of things he has done that the Board doesn't know about or understand. Chairman Robie said he would put it on the agenda for the next meeting.

**Brief overview of the Deliberative Session's facts and figures.** Chairman Robie said there was some confusion on the budget and how we came up with the number and the 10% rule. Someone asked Accounting and Payroll Clerk Becker what the tax increase would be. She came up with the number of \$2.00 per thousand. He questioned that number and she came back with \$1.80 per thousand. The most they could have appropriated over and above their budget. It was \$282,000. If that was the case it would be a 70¢ increase. When they recalculated the math they over appropriated \$218,940 which is 54¢ in the tax rate for one year. This is how it works out (see attached). The most they could have appropriated is \$3,289,246. The amount they did appropriate is \$3,154,383. He subtracted last year's approved budget which was \$2,935,443. The increase on the budget is \$218,940. There was a question about taking 23 Main Street off of the tax rolls. The value of 23 Main Street is \$204,000 at a tax rate of \$21.90. The taxes for the year are \$4,467. If you divide the \$4,467 by \$402,000,000 (total value of the town) and the increase or decrease in the tax rate .01 1/10<sup>th</sup> of a percent. On a \$300,000 home it is \$3.30 per year. This is the effect of owning that property. So if anyone that was misinformed at the Deliberative Session he wanted to make it clear this evening. Selectman Snow thought a flyer should go in the Boy Scout packets specifically for 23 Main Street. He noted the increase that comes with 23 Main Street can be mitigated several different ways. If the default budget is voted you have the opportunity under the statute to go back for another town meeting. You look at the possible outcomes of the vote. They are they'll vote default or not and they pass 23 Main Street or they don't. If they don't pass 23 Main Street they are short \$80,000 in their budget. If they go to default, they'll go back and ask for the \$80,000 so they can function. Chairman Robie said they discussed this two weeks ago and they thought they could function. Selectman Snow said if it passes they will have what they need to do with it. When it comes to setting the tax rate they could increase the amount they are taking out of the unreserved fund balance. Chairman Robie said he isn't trying to muddy the waters here; he is trying to clear them up. Selectman Chivers questioned the over appropriation last year was \$218,940. This is how much additional money they proposed to spend in 2015 that we spent in 2014. Chairman Robie explained that is how much we intend on appropriating if the warrant article passes. Selectman Chivers noted the warrant article appropriates a total of \$359,000. They subtract the \$80,000 they agreed to sacrifice on the town budget. Shouldn't the \$218,940 be a bit larger than that? If they are spending \$359,000 on 23 Main Street than that represents the increase over 2014's budget. Chairman Robie said they already appropriated the \$130,000 that they proposed to spend out of the unreserved fund balance. The fund balance already appropriated. Selectman Chivers said they are just deferring one of the expenses until someday we feel like replenishing the fund balance. They are really just spending \$359,000. Chairman Robie said he doesn't see it like that. Selectman Snow said the argument that they are making is the tax rate next year is only

going to increase a certain amount. He is correct in that the money that is coming out of the savings account is your money, but the increase in the tax rate next year is 54¢. Selectman Chivers replied because you have to replace the \$130,000 the following year, they won't be able to use it to reduce the tax rate. Someday they are going to have to pay the \$130,000 back. That is a give. Chairman Robie said at the end of 2014 they still ended up with \$57,000 left to turn back. Next October when they set the tax rate, the \$57,000 is going to show up there. They can use the \$57,000 to replenish the fund balance or they can use it to reduce the taxes. The school is going to do the same thing next June. Hopefully, they will come back with \$200,000 or \$300,000 like they have been. Selectman Snow said he wouldn't count on it. Selectman Chivers replied he is right, but it is when you recognize the full cost of 23 Main Street. Whether they split it up and do it this year or part next year. That is the issue here. Chairman Robie said in December they encumbered \$67,000 and they had \$57,000 to turn back. This is \$124,000. They had a purchase and sale agreement on 23 Main Street. In theory they could have encumbered all of that money to go on that bill. Selectman Chivers said not without an approved warrant article. Chairman Robie said they could have encumbered the money and had it in escrow. If the article didn't pass it would have gone back. They can only encumber for one year. Selectman Snow said this discussion has two components. They want to buy a piece of property for \$359,000, is it worth it and do they have uses for it and he says yes. This becomes how much taxes is this going to cost me in the tax rate next year – what is his tax bill going to be. He is looking at the 54¢ per thousand. Whether they are using it out of the tax rate or out of the unreserved fund balance doesn't matter to him. He is only going to pay so much next year. This is pretty much set in stone now. They should tell the citizen's that their tax rate is going to be increased by a certain amount with an explanation. He can guarantee that they understand this, but there are going to be people that are going to drag him into a huge, involved conversation. Selectman Chivers said they are giving the facts up front. Chairman Robie said he has been at this for 7 years. He is trying to explain the 10% rule and what happened here. It doesn't matter what happens whether the people vote yes or no. He just wants people to understand this process for years down the road, especially if they are going to keep SB2. Road Agent Lewis suggested they put Chairman Robie's write up in (see attached) and then put the cost of what this is going to be. Then people would have this definition and go back and review his facts. If you summarize this and have the facts to back up your summary, it would be easier to understand. If not people will be as confused as they were at the Deliberative Session. Chairman Robie said he brought a lot of good information to the Deliberative Session about the 10% rule. Everyone said they understood and didn't take a hand out. Road Agent Lewis said it could be a simple two line explanation of the true cost of the difference. Then these facts back up the statement. Chairman Robie said he wanted it on the record about the comment that was made. Selectman DePuy thought people would realize that it was a pretty minuscule cost. Chairman Robie replied it's a penny. He didn't know if people did realize it. Selectman DePuy thought Chairman Robie's explanation explained it pretty clearly. Selectman Chivers thought if people want to buy 23 Main Street they aren't going to care what the numbers say. Chairman Robie replied if people think it's a \$2.00 increase in their taxes opposed to 54¢ that's a big difference. This might sway someone's opinion. He mentioned in 12 or 13 years they are going to have less than a hundred students in the school. In 2012 there were 10 children born in town, 2013 there were 9, and 2014 there was 11. He continued to give the statistics of the births and deaths in town (see attached). Selectman Snow said that was a valid analysis but it doesn't count immigration. They are going to have people coming into town, because they are going to make it a better town to live in. He moved here in 1961 with two children and ended up with five. Chairman Robie said the trend shows.

You go back to five years ago and there was 22 children born and 23 went to kindergarten this year, so they gained one in five years. Selectman DePuy noted the school population is down. Selectman Snow understood the demographics are down. Selectman Chivers asked what they as the Board of Selectmen have to do with this. They just adopted a mission statement 3 or 4 weeks ago that said they are responsible for the well being of the town. He understood keeping the dump open, keeping the police department staffed, and keeping the roads plowed. Is there something besides that? Chairman Robie said he is going to involve the Board and the community in planning, this is his goal. He is going to move in favor of planning through the warrant article if it passes for master planning and he is going to support the Planning Board and the School Board any way he can to move our community forward through the 21<sup>st</sup> century. Hopefully we will leave something for the future generations. Selectman Chivers asked what tools they have at their disposal to address big issues like this. These are nationwide issues not just Town of Candia. He questioned what authority they have and what can they do effectively as a Board to address this issue. Chairman Robie said they can support their Planning Board. Selectman Snow said they want to create an environment where people want to come and live. They'll bring their children and they will go to school here. They need to have an environment that is conducive to the people we would like to have come to the Town of Candia. Candia has always been a wealthy mans town. They have a nice town. They don't have the number of trailer parks they have in Allenstown. They want to make the town a place where people want to live. Selectman Chivers agreed and how do they accomplish that. They don't own all of this land that we can develop ourselves and put in nice housing. Selectman Snow said they make the environment so it is accepting of those people that want to come to the town and do development and keep it in the context of what the people want. This is what the master plan is for. Selectman DePuy said they have the same number of houses, but they don't have the kids. It is an aging population. He thought they need to do a survey. Chairman Robie said there are a lot of things they can do. The Planning Board needs to solicit citizens and hear the Planning Board, School Board, and Select Board. Everyone needs to put their input in. Road Agent Lewis thought this was cyclical. You either have an aging population who doesn't move or a bedroom town with a fast turnover and the numbers stay up. Chairman Robie said he respects what he is saying, but they don't have a place for the children to live in the community. Other communities build to induce the economy. Road Agent Lewis said they need a builder to come in and someone who is willing to sell their land. His point was the numbers were high a couple of years ago when everyone was younger and it is going to dip and go back up. Selectman Chivers said this shows what a livable town Candia is because after they raise their kids they stay. He knows a lot of people who have retired and instead of going to Florida or somewhere warm they stay in Candia. It shows just how good this town is to live in. Chairman Robie said they are entitled to their own opinion on this and he is entitled to his. He wants to move the community forward, he wants places for people to work and earn a living. The gas station employs fifteen young people from Deerfield and Candia. He noted if you build 10 houses you could put 45 people to work. A dollar earned in Candia is just as good as somewhere else. If he earns \$100 in Candia it is going to stay in Candia, he is going to buy his gas with it and pay or pay his taxes with it. Selectman Snow said the real problem they have is the demographics. Candia could keep the same number of houses they have now and you're still going to see a decrease, because they had the baby boom and they had their kids. At some point it is going to stabilize. Chairman Robie noted young people aren't having children like they did. You don't see many families with four children. Selectman Snow said you don't need to build more houses in Candia to make it a wonderful place. Chairman Robie said that is his opinion. Selectman

Snow said they can replace the houses with bigger houses. He thought whether people have children or not isn't a function of a new house being built. Chairman Robie said the new house being built is economic growth for the community. Selectman Snow reiterated the number of children have nothing to do with that. Chairman Robie said he is concerned with economic growth which brings revenue. Selectman Chivers said every house you collect a dollar in property taxes from cost you a \$1.15 for services. Chairman Robie replied not in Candia because we don't have any services. Selectman Chivers said they have the school. Chairman Robie replied they have 20% more room for kids. Selectman Chivers said there is data to back this up. Chairman Robie said the data he is referring to is 20 years old. If 10 children went into that school there wouldn't be any impact at all. They are staffed for 500 children and they are 150 children down. The numbers are going to keep going down and 40 jobs are going to disappear. Road Agent Lewis said it's a real hard balance and most towns never find it. If you look at other town's they have their budget problems. You can't force development on the town and have land available. You can't change the rules to make it that way, because then you'll have an explosion at the school you can't keep up with. If you look at the flip side, if there are less kids at the school maybe the quality of education has gone up. The student/teacher ratio might be better. It's a tough balance and most towns don't seem to achieve it. Selectman DePuy thought the children part of it is driven by the school situation. People with kids are thinking of leaving Candia because they don't like the high school choices. The people he can't get to move to town and have kids interested in sports, don't feel the gym is full size. They've looked in Candia, but decided on another town. The school issue is a big issue. Chairman Robie said they need to help the School Board. They are going to need to look at their budget and make some changes. If they make the changes maybe they can upgrade the facility. Everyone has to work together and he is not singling out anyone. He would like to figure out ways to generate revenue for their community, so their tax rate can stay level. The more business they can put in is better for the community. Selectman DePuy said he didn't want Candia to turn into a Hooksett or a Raymond, he like the countrified nature of it. He likes the town the way it is. Selectman Snow said there are things they can do to make Candia more viable for people to move in. They could have a doctor or a dentist have is office in Candia. Chairman Robie said they wouldn't have people to service. Road Agent Lewis said the quality of life is what is going effect people, so if the school system is good and the sports facility is good that is what is going to bring people to Candia. For year our town didn't want to fund the school and that gave us a negative wrap. There has to be a life here for to attract people i.e. conservation land, restaurants, etc. Selectman Chivers said if there is one thing in Candia value, it is its rural nature. This is what makes this town special. There was more discussion about the Moore School and High School. Chairman Robie said they work well as a Board in 2014 and his goal for 2015 is moving the community forward with some planning and vision.

**The Board to authorize payment of payroll checks and accounts payable checks.** Chairman Robie announced the grand total of payroll and accounts payable checks for February 5<sup>th</sup> and February 12<sup>th</sup> was \$573,682.75. Selectman Snow motioned to accept accounts payable and payroll checks for February 5<sup>th</sup> and February 12<sup>th</sup> in the amount of \$573,682.75. Seconded by Selectman DePuy. All were in favor. Motion carried.