

~~Unapproved~~ **APPROVED**  
**Candia's Selectmen's Public Meeting Minutes**  
**October 8<sup>th</sup>, 2018**

**Attendance:** Chairman Susan Young, Vice-Chair Carleton Robie, Selectman Boyd Chivers, Selectman Russ Dann, Selectman Scott Komisarek (arrived at 7:30pm), and Administrative Assistant Andria Hansen.

**7:00 p.m.** Chair Young called the Public Meeting to order and immediately followed with the Pledge of Allegiance.

**Public comment:** There was no public comment.

**Approval of Previous Minutes: Public meeting minutes of 9/17/18 and 9/24/18.** Selectman Robie moved to accept the Selectmen's Budget meeting minutes of September 17<sup>th</sup>, 2018 as presented. Seconded by Seconded Dann. All were in favor. Motion carried. Selectman Dann moved to accept the Selectmen's Meeting minutes of September 24<sup>th</sup>, 2018 as presented. Seconded by Selectman Chivers. All were in favor. Motion carried.

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

**Highway:** Road Agent Lewis read from the attached report. He noted the beavers had moved into two spots on Podunk. The disappeared on Brown Road he didn't know why, but he is not going to ask. The North Road culverts that got washed out during the last storm, they got permission from DES to do a temporary repair there without a permit. They need to finish it by the end of this month. Stantec had priced out a couple of aluminized metal culverts which is similar to what is there now to put in there temporarily. They applied for a grant to put concrete box culverts in their eventually. If it is alright with the Board he is going to order two of them tomorrow. They are about \$7,000 a piece and they are only going to be in there temporary. He thought they could reuse them, they'll be sized right and they could probably use them on Critchett Road where they have the problem with the brook that crosses under there that goes through a three foot culvert right now. Hopefully they can reuse them, so with the Board's permission he will have to take the money out of asphalt maintenance line to purchase these. It will probably cost \$10,000 or \$12,000 to do the job plus the culvert cost. It's probably the best they can do and they have to do something with them. There are no bottoms in them. One of them the bottom is rusted so much that when they get heavy rain it tips up. He can't manage to get the bottom out of it. They have to fix it temporary for the winter. They'll have to close the road. He thought they could close it after 8am or 9am in the morning and have it done by 3pm and do the other one the next day. Selectman Chivers asked if they would be the same sized culverts that are in there now. Road Agent Lewis said they are bigger than what is there. They are just an oval 72 inches by 4 ½ feet high by 40 feet long. There are two of them. What happens is the overflow is much bigger and much lower so the water comes through faster and there is more of it. More water comes out of the emergency spill way then the brook. They did the drainage analysis and they are sized it for a one year storm. They all know how often that happens, three times this year. In order to be sized for a 50 year storm they have to be 10 and 12 foot spans. If it is alright with the Board he is going to order them in the morning and get it

done by the end of the month. Chair Young asked if there were any other questions from the Board. She really didn't want back and forth one way conversations, if they could go through the Chair that would be great. Selectman Dann said it needs to be done and needs to be done for the winter. He would say that they go ahead and do it. Selectman Chivers said he would approve of that. Selectman Robie asked how much the concrete culverts were. Road Agent Lewis said if he prices them out they are probably going to be \$70,000. The grant is for up to \$300,000. Selectman Robie asked how much it was for temporary concrete culverts. Road Agent Lewis said they really don't make them for the size they need. If he buys round they will have to put four foot side by side and you would get nowhere near the capacity. Chair Young said it looks like the Board is in agreement, so go ahead and do that. Selectman Dann said they can let them know that this is what we settled on and are trying to get a fair price on it. Selectman Chivers suggested that they add a new line and put a dollar on it tonight. They can increase it when Dennis comes back with a number. There was some discussion about an estimated number.

**Police:** Chief McGillen said they have a few investigations going on. They did have an odd one where some posed as a town official. They sent emails and tried to get several thousands of dollars out of the town accountant. Come to find out it is an unsuspecting woman down in Georgia that applied on Indeed to be a personal assistant for someone. She is told what to do and sent emails out to people by a third party. They've had a hard time tracing back, she doesn't know that she is doing something wrong by facilitating the fraud. She thought she was making money and whatnot. You have to watch your emails because it happened righted here and the town office thought it was legit. So they called the person and he said he was not requesting several thousand of dollars. These types of scams are all over the place. If anyone gets any type of fraudulent email feel free to call us if you are not sure. They will work with you and try and figure it out. He did call back the investigator who went into this person's records and she's a college student and it looks like she is out \$3,000 for trying to make money. They have Drug Take Back Day the 27<sup>th</sup> of this month. It will be at the firehouse from 10am to 2pm. They had Touch-a-Truck which they were involved with. It was back in September and it was a really good time. It was a fairly good turnout. It was the Candia Woman's Club that put on the event. He noted that they had some traffic issues with the Deerfield Fair. It's not that big of a surprise but they had some people complaining about the intersections and traffic couldn't get through the intersections because people weren't courteous and blocked the intersections. They did have a couple of accidents, but that happened at both intersections. There was a little bit of road rage. Traffic control was there and they would let cars go east and west. In any event they had people complaining and there were people speeding on back roads. People going up road that wouldn't get them to the fair, but their GPS said they could. They have Halloween coming up and he is proposing that they do Trick or Treat on Halloween from 5p to 8p. This is what they usually do and they've been doing it for quite awhile. He didn't know if he needed a decision from the Board, but this is what his recommendation is. They have people call up and they want it posted on the website. They have one or two calls saying that it should be on the weekend. He disagrees with that and he thought they should have it traditionally on Halloween. Chair Young asked if there were any questions from the Board. Selectman Dann asked what day of the week was that. Chair Young confirmed that it was on Wednesday. Selectman Dann asked if this is what they have done in the past. Chief McGillen said yes and they have been doing it on Halloween for the past several years.

**Fire:** Selectman Dann read from the attached report. He noted they worked with the Lawrence Fire Department and they were a stand by and spent some time down there. He was told it will be reimbursed for that time.

**Building:** Building Inspector Murray read from the attached report. He noted there were still six open code enforcement cases. He could probably close two but he is going to keep them open for now. There is quite a bit of construction going on. He thought he had about twelve new houses right now. Selectman Chivers asked how it was going on New Boston Road. Building Inspector Murray said it is going slow. The work is steady, but they basically have one guy working up there. Selectman Chivers asked if DES had been out. Building Inspector Murray said the last time he saw DES was on September 21<sup>st</sup> and he walked it with DES and there was still quite a few deficiencies. He notified Mr. Cotnoir to let him know what is going on and he sent him another letter today saying that he needs to pick up the pace on that. He informed him that he will not be getting a C/O on that lower lot until he gets the site work done which is commonsense. Selectman Chivers asked if they have applied any grass up there. Building Inspector Murray said very little. They have planted it, but he doesn't know if it is coming in green or not. He hasn't been back since the 21<sup>st</sup>. He is trying to get out there by the end of the week. They have done some work on North Road to the abutter's properties also. By the end of the week he is hoping get through there, pull it all together and see where they are at. He keeps pushing DES's buttons so they stay on it. There haven't been any complaints from the abutters, so something is getting done. It is improving.

**Solid Waste:** Selectman Dann read from the attached report. He noted the Waste Management bill hasn't come in yet, so they don't have all of the numbers. He noted they had Household Hazardous Waste day on September 22<sup>nd</sup> and it was well attended. People look forward to it. They publicized it and they were able to have a sign out on Route 27 letting people know about it. Selectman Robie asked how much they spent on Household Hazardous Waste day. Selectman Dann said they haven't gotten an exact total, but it was under what was budgeted. They watch it close because they have to shut it down. The other factor is they are here early in the morning and they have to take the other truck back to Braintree and transfer it. This is why it is closed down earlier in the day. Chair Young asked if they have next year's date already saved. Administrative Assistant Hansen said it has been scheduled and she confirmed the date with Clean Harbors.

**Budget proposal update – Highway Dept., Recycling Center, Town Office, Town Office Building (Smyth Memorial Building), COLA, consider increase for stipend employees.**

**Highway Budget:** Road Agent Lewis said the Board had his numbers. He went line by line and put what he thought was a good estimate on the increases. Selectman Dann asked if the new numbers were in red. Accounting and Payroll Clerk Becker said that was correct. Chair Young asked if this included all of the updates to the hourly wage. Road Agent Lewis said it did. Selectman Dann said they added that at their last meeting. Road Agent Lewis said the only number that changed in the winter line was the loader on the payroll, everything else stayed the same. All of the others you can see what the increase is. Chair Young asked if the Board had any questions. Selectman Dann said they talked about the salt shed expansion, but is he postponing it. Road Agent Lewis replied that they were going to do it this year anyway. He is

still waiting to see fill in the brook down there or pipe it or what they can do with that. If they can't pipe that brook there is no way they can expand down there. Selectman Dann said then the extra culverts wouldn't work. Road Agent Lewis said that wouldn't work for that situation. Stantec is still looking into this. Chair Young said the budget doesn't have any money in it for North Road, is that accurate. Road Agent Lewis said no because that is going to be a grant. He doesn't have any exact numbers yet anyway. If they don't get the grant our temporary culverts are going to turn into permanent culverts. Selectman Robie said he would like to talk about temporary culverts becoming permanent culverts. He didn't think they were going to do that. Road Agent Lewis said he understood, but until they do secure grant money, the grants aren't going to be awarded until next June. If they don't get one then they can put it in the following year's budget. He didn't want to put it in this coming year's budget when they have a possibility of getting grant. Selectman Robie said they could budget for it and if they get a grant that is good. They don't have to spend the money that they budgeted. Road Agent Lewis said that is entirely up to the Board, but he would say what they are going to put in there temporarily will hold us for a year or two until they have an answer. Chair Young said she was thinking that, because you said the others if we bought two of them it are \$70,000 and they need two which is \$140,000. Road Agent Lewis said Stantec hasn't found them yet, but an approximate number is \$70,000. Chair Young said its \$140,000 and the maximum grant is \$300,000. If they got that grant they would get it and put it in for \$160,000. Road Agent Lewis said it wouldn't come to \$300,000. Chair Young said she sees Selectman Robie's point. Road Agent Lewis said if the Board wants to budget for it he can try and get Stantec to hurry up and get us a solid number for the next meeting. Selectman Chivers asked if the grant was available next year all year. Road Agent Lewis said it won't be awarded until next June. It is applied for now. Selectman Chivers asked if there was a deadline for that. Road Agent Lewis said the deadline is next April. Selectman Chivers confirmed that it was a FEMA grant. He asked the Board if they were thinking for a warrant article or putting it in the budget. Chair Young thought a warrant article, but it would depend. Road Agent Lewis said it is up to the Board but if they do a warrant article and they don't spend it, it will just go back. Selectman Robie noted that budgeted items are things that need to be done and they just discussed that this needs to be done. A warrant article is a want and a need sometimes more of a want than a need. Road Agent Lewis said this is a need. Selectman Robie said they'll put temporary culverts in there and deal with it running over once a year. It doesn't make sense to him. Road Agent Lewis said they can't go ahead and put in the permanent culverts this year because they would never get a grant so they have to wait. Selectman Robie said they have to put some temporary ones in there now. Selectman Dann asked if they have to spend \$150,000 at this point for the temporary ones. Road Agent Lewis said the temporaries would cost \$25,000. Hopefully they can reuse those on Critchett Road at a later date. Selectman Robie said they know they need this and they should budget for it. If the grant comes that's great. If it doesn't come they get the job done next fall. Road Agent Lewis said he would call Stantec tomorrow and tell them we need a number soon. Selectman Chivers asked if they would add a new line to the Highway budget. Selectman Robie suggested North Road culvert reconstruction. Road Agent Lewis said it would be a onetime increase and it would have a separate line and it can disappear if they don't need it. Selectman Robie said it was just a thought. They can do whatever they want. Road Agent Lewis said he would contact Stantec tomorrow and see if he can get a solid number soon. Chair Young said if the Board is okay with approving this bottom line and then if in fact he comes back either adding it or when the full Board is here having a discussion whether it is a warrant article or in the budget. He

knows they are all saying if they don't do it it's not going to be spent, but there is always a new Board coming in. You can't claim that and she doesn't feel comfortable saying that. You should but you never know. Selectman Robie said with a warrant article you never know, we know we need to fix the culverts. A warrant article puts it out there, some people may not think we need to fix the culverts on North Road that live on the other end of town. Selectman Dann said the replacement ones are already in this. Road Agent Lewis clarified that he is taking it out of this year's asphalt line. The temporary ones will come out of this year's asphalt maintenance line. This means they won't be doing the paving on Douglas Drive that they had intended. It won't wipe out our asphalt maintenance, but it will leave us with \$15,000-\$20,000. Selectman Chivers asked how the timing of this was going to work, if this has to go to the Budget Committee on Wednesday night. Chair Young said they could definitely go with this bottom line with the possibility of adding \$300,000 or \$250,000 or the approximate number for North Road. It doesn't have to be in stone because they are missing insurances and everything else and she believed they were aware of that. Selectman Chivers asked Road Agent Lewis what he thought that was going to come in at \$300,000. Road Agent Lewis said the grant is for \$300,000 but he didn't think it was going to come in at \$300,000. They have to wait and see what they design. It is up to us in the design process how elaborate it needs to get. He was thinking it would be about \$225,000 or \$250,000. It is a guess; he can't give them a number. Chair Young asked if the Town has been receptive as far as paving different roads. There are people that don't live on these roads and they have approved the warrant article. Road Agent Lewis said yes but he sees Selectman Robie's point and this is a must do. You can only put it off so long. Chair Young said it is hard because the people on Douglas Drive are thinking the same thing. Road Agent Lewis said they have to address this is impassable. Chair Young asked who is writing the grant. Road Agent Lewis said that Stantec would be writing the grant. They have already done the hydrology and how much water is there that part is done. It is matter of what the size of the culvert is going to be. It could be a square or arch whichever is cheaper and more efficient. Chair Young asked the Board what they wanted to do. Selectman Chivers thought they should put the \$250,000 in the line now he thought it sounded like a pretty good guess and at least they'll have something in the line. This has to be done. Selectman Robie said they should put enough to know they are going to cover it and give some back instead of ending up taking another \$25,000 out of asphalt maintenance next September. *Selectman Robie moved to add \$300,000 to the Highway Department's budget for North Road culvert reconstruction project in 2019. Seconded by Selectman Chivers.* Selectman Komisarek arrived at the meeting at 7:30 pm. He asked if he should abstain from this vote. Chair Young said he didn't have to. They talked about the problem on North Road and how much it is going to cost to get it repaired which is approximately \$250,000 to \$300,000. They have applied for a grant and they might not get it, so some of the Board members recommendation was to add a line which will be North Road repair. Selectman Robie noted they have already made a motion for \$300,000 and it was seconded. Chair Young said if they get the grant that's great if not it still needs to be done instead of spending \$25,000 on a temporary. Selectman Robie explained they still have to spend that money on a temporary. Road Agent Lewis noted he still goes down there three times a week to fill these in the dirt is disappearing. They need to fix it. He suggested beside the line they note the grant was applied for so everyone on the Budget Committee knows this is in case the grant doesn't come through. *Chair Young called for a vote. All were in favor. Motion carried.* The new bottom line number for the Highway Department budget is \$969,000. *Selectman Chivers*

*moved to approve the new 2019 budget for the Highway Department in the amount of \$969,603. Seconded by Selectman Dann. All were in favor. Motion carried.*

**Solid Waste budget:** Accounting and Payroll Specialist Donna Becker noted they are still waiting on the numbers for testing at the old dump. Selectman Robie said they have those numbers. Stantec sent a letter today and it's going to be \$2,875 for the groundwater sampling at the old site and Mr. and Mrs. Sarra's well sampling which is included in the \$2,875. It will cost \$1,275 to submit the data for a total of \$4,150 for an estimate. He recommended that they add 5% in case there's unforeseen testing that may be done. *Selectman Robie moved to approve the testing in the amount of \$4,357.50. Seconded by Selectman Chivers. All were in favor. Motion carried.* Selectman Robie added that they submitted to start testing every two years instead of every year, Stantec will get back to us on that. They offered that to us when we closed that facility to submit biannually as long as the levels of the test don't change. Selectman Chivers thought that he saw they had approved that so they can go to a biannual test after next year. Selectman Robie asked where he saw that. Selectman Chivers said it was in the test results that recently came back.

**Town Office Building:** Selectman Robie said they took out the roof and they discussed the walk way. He noted Building Inspector Murray got an estimate of \$17,000 to repair the walkway and curb. The walkway has a puddle and it needs to have a catch basin. There needs to be a pipe that runs across the parking lot to that catch basin to keep it drained. He recommends that they add \$19,000 to have that sidewalk repaired. It has become a hazard in his opinion. They got the roof done this year. They got the trees cut. They've spent quite a bit of money around here. They had a few more improvements but nothing has been done for general maintenance for 30 years. He felt this wasn't asking for too much out of a sidewalk that takes all of the abuse that one does with the rain and the salt and people. It has held up well for its expected life. Selectman Dann said you mentioned the pooling of the water where were they talking about. Selectman Robie said at the end of the rail. It is getting worse the fines are coming out from underneath it. As the fines come out the pavers settle down. If they don't get that done well they won't get it done until next summer when it dries out. Chair Young asked if they needed to add to the budget to fix the highlights up stairs. Selectman Robie said they have someone that is going to do that. Building Inspector Murray said they had someone come in today to look at it. Chair Young noted the sign needs to be repainted. Selectman Robie said she could take care of it if she would like, he wasn't aware of that. Chair Young asked if there was enough money in the budget to do it. Selectman Robie said he thought they did they have plenty of money. Tax Collector Stamatelos asked if they are in compliance with one handicap spot, because they have an employee that uses it all of the time. Building Inspector Murray said they are all right and she isn't here every day either. Chair Young asked if they wanted to approve the budget for \$67,000. Selectman Robie said they could do that. He they are waiting for the official vote of the Smyth Memorial Building Trustees. Chair Young said it was the same number that was submitted originally. It was noted the bottom line number for the Town Office Building was \$67,595. **Smyth Memorial Building:** Selectman Dann asked what was going to be done for that \$11,640. There should be a list. Selectman Robie noted that Trustee Carla Penfield was here. Trustee Penfield said she brought some additional information for the Board which explains what the Trustees have been doing. Selectman Robie said this was what was proposed in the budget if Selectman Dann would like to know what is going to be done.

Selectman Chivers asked what the electric update was. Trustee Penfield said it was the new box inside and the new box outside. When the library vacated it's hard to figure out what they did but there is a whole big rat's nest of wires hanging around in the basement. Those will be going and they will be getting some new outlets. Selectman Robie noted the electrical service has been there since they had put power in that building in 1938. So the meter socket and the wiring has deteriorated to the point where it needs to be updated and it was only 100 amps at the time. They will upgrade that to a 200 amp service with a new panel in the basement and a new socket outside. It will hopefully be good for another 80 years. Selectman Dann asked about the maintenance on the exterior and what is going to be done. Trustee Penfield said there will be lawn mowing and shoveling. Selectman Dann said everything has been according to what the Budget Committee has requested was to maintain that building and keep the outside elements out of that building. Trustee Penfield told him to refer to the list that she gave him. Selectman Dann said what he trying to say is that they have done that. Trustee Penfield said if you look at the bottom of the list it says they will be finishing up the basement windows. The exterior maintenance is not about keeping the water out. The exterior maintenance is about the lawn and the shoveling. Selectman Dann said he would like to have a future meeting where they can talk with the Trustees and this Board. This Board is responsible for this building, it is a town building. He wants to get into what the future is. He would like to have a separate meeting at a future date nothing to do with the budget. Chair Young confirmed he would like a joint meeting and they would come to a Selectmen's meeting. Trustee Penfield wasn't sure what Selectman Dann was speaking about. Selectman Dann said he would like to see long range for the benefit of the town and residents. Right now there are no residents that are benefiting of use of that building. He is trying to find out where the future use of that building is. Selectman Robie said he brought forward a future use to that building and it bombed really badly. As a Trustee and as a Selectman that had a part in instituting the Trustees knowing that the Selectmen don't have the time or the energy to put into that building like the Trustees do. They maintain it and take care of it. When the community figures out a use for that building they'll come to us and they can today. If a group of people think that should be a community center all they need to do is put together a petition warrant and go vote on it. If it passes then the Trustees have an idea of what is expected of them and they can move forward with it or not. If they don't want to then the people can take over the project. Then you have to start funding it and budgeting for it and try to figure out who is going to run it. That is going to be a big task when that does come. It was never intended that the Trustees were going to find a use for that building. It was never intended that way and it still isn't. It is not for the Trustees to decide. They tried to put out a couple of ideas. This is the answer to Selectman Dann's question. They can go around and around on this, you can ask anyone you want over and over but you are not going to find an answer until enough people come together with a use. Trustee Penfield explained part of the charge of the Trustees when it was the idea of the Select Board, they did not have time and did not have great deal of interest except for Mr. Robie in taking care of the building. They established the Trustees. The primary purpose was to restore and renovate. When they took it over you had windows that were falling apart, tiles that were missing on the roof, and bushes that were growing into the foundation. If you look at the list that I gave you they really haven't done anything superfluous it was all necessary. They had to repair the roof they are putting a cap on the chimney this fall because water comes done the chimney. If you read that list you will see that they haven't done anything there that is strictly cosmetic. She thought what Selectman Dann wants to do is have a public meeting which would include the Selectmen and the Trustees. She didn't see it serving

any purpose, but they will do it. They are here because the Select Board wanted us and the town supports our budget. She thought the meeting was totally unnecessary and the building really isn't ready for use. Until such time as this town wants to come up with money for water in and water out, a toilet, and a maintenance man you aren't going to use it. She also wanted to point out that until Mr. Dann got on this Board and made it his issue. Selectman Dann is making an issue out of this building and until Mr. Dann appeared on the scene they were tooling along just fine making the renovations and they weren't getting any flack from the Selectmen. Now all of a sudden they have Selectman Dann taking an enormous interest in the building and trying to push us in a particular direction which he can't define himself. Chair Young said she did want to stand up for Selectman Dann in one way, she thought there are some people out there that might not be as open and honest as Russ is. There is scuttlebutt from other residents. Trustee Penfield said Selectman Robie hit it right on the head and if they want to use that building let them get together and let them write a warrant article to do the necessary things. Chair Young said she agreed. Trustee Penfield said in that plan needs to come a plan for the management of the building. Once you start using that building you better plan on hiring a manager. It will be someone that is going to keep the calendar and someone who is going to clean it, because that is not the job that you gave the Trustees. Chair Young said she did agree and she felt they both had the same interest. They have done a great job of preserving it and it is getting just about where it needs to be. She thought they will here from other people that want to know why they aren't using the building. They are always at you that way. She has heard that at the Budget Committee meeting. So you are both trying to do the same thing, but it is different stages. She understood the Trustees charge right now is to maintain the building and get it fixed up. Then if you have a group that thinks they have a great idea for it, she believed they did try the septic and the well a couple of years back. Trustee Penfield clarified they had a warrant article about five years ago. You had a warrant article that was just shy of \$200,000. It was a major renovation which included a well, a septic, an elevator, a new electric service, and new windows. Chair Young asked how that warrant article did. Trustee Penfield said it failed. Chair Young felt they were trying to accomplish the same thing in different ways. Selectman Robie said the warrant article failed and that was relevant. The Selectmen did not put the Trustees in place the citizens did. It wasn't the Selectmen's decision. If the people would institute Trustees it would be a good idea to allow that warrant article to go from this office to the ballot. That is how that went down, so it is clear. Selectman Dann said two and a half years ago there was a Community Profile event. The majority of the people there recommended this as an activity center and that never came in front of this Board but the Trustees turned it down. When suggestions come to the Trustees or the Board who is totally responsible for that building it is town property. Then people that have some ideas for what to use it for present it to the Trustees and this Board and then the two Boards will discuss the possibilities of if it feasible or not feasible. The program that Selectman Robie was talking about never talked to the parties that were involved they were totally against using the building for that. The handicapped ramp that was suggested was a brilliant idea, but he didn't know if it could be implemented that way it is that close to the road. So they can keep putting money into this building the other end of it is the people could put a warrant article in to sell the building. Anybody that buys the building, it is a historical building so they would have to follow the recommendations that they would have to do. What are we going to do? Are they going another ten years of it just going down a little bit? They can't do anything to that building in respect of getting people interested in it until they come up with an idea. Why put a septic or a well in if they don't know how big or what it is going to be. They have a beautiful building there



and the other end of it is that he would like to have a public meeting. There are new people in this town that have never set foot in that building. They don't even know what the Smyth Memorial Building is. Chair Young said she wasn't sure that everyone sitting around the table has been in that building. Selectman Dann said it seems like they are afraid to let people come in to look at the building. Chair Young said she is going to have to stop both of them; it is taking a turn that she doesn't like. She was not sure she agreed with Selectman Dann because she got the full tour the other day, because it had been years since she has been in there. She asked if the town owned the public library. Who owns that building? Selectman Chivers said they own the land under the building. Selectman Robie said it is a public library. Chair Young said before they get way out of hand if they do it for one thing they are going to end up doing it for a lot of other places. They might not get involved with all of this. She thought they were open and willing and they are doing the best they can for the little amount of money. It is just about all spent in maintenance in her opinion. They will show it to anybody and they open it for Lights on the Hill. Trustee Penfield explained when the Fitts Museum opens in the summer they open the Smyth Building with them and nobody came. They put a sign outside that said "open" and no one came. When they had Old Home Day they opened and they put a sign out front and nobody came. They've opened it and they've had open houses and nobody comes. What can she say, their job is to preserve the building and that is what they are doing. Chair Young said they should be commended for that. She told Selectman Dann if he wanted to come forward with a specific plan about something that would be great. Selectman Dann said that is why he said he would like to have a meeting separate that they could discuss and this is not what they want to do this meeting. He has always thanked the Trustees for what they have done; it is the future that he is concerned about. Part of it is they are to make recommendations to this Board of uses. There have been groups in the past that have wanted to use it. You have to understand that there are new people in this town that don't know anything about it. This one committee that came took a tour and a lot of them were new people and they really appreciated the building. They came back and said they would be willing to do a bake sale they would do anything to help them. They were turned down flat and they said they would never volunteer again. He is looking at the future and what they have done in the past is great. He didn't want to go off on these tangents they were supposed to talk about the budget tonight. Chair Young said this is public meeting and this is where you would do this. Selectman Dann said he is condemned because he doesn't want this building. He wants to see it used and if it is not going to be used what are the other alternatives. Do they lease it or do they sell it or what. It comes down to that type of situation. Are they going to continue for another ten years of heating the building? Chair Young suggested he reached out to people and get a committee together of people that are interested in the future use and all of these people who want to help you get them all together. Maybe it is time for a committee to look at that like there was an Exit 3 Committee. She is going to tell him from her own experience it is hard to get volunteers. Everyone is gung-ho until you really have to do something. She said she has been advertising you can't make someone walk in that building. How about you bring this back to the Board at the next meeting? Selectman Dann said he wanted to talk about the budget this evening. Selectman Komisarek said this keeps coming up and there is no simple and easy solution if there was someone would have come up with it. He noted that Selectman Robie came up with an idea and that was shot down. It is something that Selectman Dann cares deeply about and he has thought about it probably more than anyone else on the Board so he should spearhead it. You and a group of other people can figure out where this should go and they'll have a meeting and discuss it. They need some resolution so let's

move forward. It is painful to discuss this over and over, so let's get some resolution. Selectman Robie said if that is the plan he didn't know if you want to expect the Trustees to institute what you come up with. You might want to vote and get rid of the Trustees first. You might want to start with the warrant article to dissolve the Trustees and put in a new committee of people that are going to move it forward. He is not too sure if anyone comes with a plan just like when the Trustees did come with a plan everyone shot it down. The Trustees are volunteers; they all volunteer their time to get all of this done. He is not sure if someone dreams up an idea and you have ten people that like it you are going to dump that on a group of people to orchestrate it for you. He was not sure that was going to happen so keep that in mind. Selectman Dann said they are going off on tangents at this point. Selectman Robie replied he started the tangents. Trustee Penfield said she just wanted them to look at the list that she gave them of what they have done in that last four years and she wanted them to think about how many man hours it took to make that list happen. So they are not just meeting once a month. They worked on getting everything on that list accomplished. They are meeting people which meant looking estimates, supervising the people, letting them in and out. She can't explain it. Chair Young said they are both appreciated for their efforts and they are just on two separate paths and that is okay. Hopefully they can get together and they can think of something and they can move off of this. Selectman Dann noted that he never said that he did not appreciate what the Trustees have done. He wanted that on the table and understood. It is the future that he is looking at and this is where he is at. *Selectman Chivers motioned to move the 2019 budget for the Town Building in the amount of \$67,595. Seconded by Selectman Robie. All were in favor. Motion carried.*

**Solid Waste budget revisited:** Selectman Dann moved to accept the 2019 Solid Waste budget in the amount of \$369,330. Seconded by Selectman Komisarek. All were in favor. Motion carried.

**Expense Town Officer's:** Selectman Robie asked if the Board had any questions. He had met with Mike from Block 5 in the office. He came back and laid it all out for the office. It is expensive and they figured out over a ten year period for some of the things that need to be upgraded that are going to be obsolete in 2019. Selectman Chivers asked if he supported what Block 5 presented. Selectman Robie said he did support their proposal for the computer upgrades and in house stuff. He mentioned that the phones were not on the proposal. They still need to do something about their phone system which is pretty much obsolete. They are hoping they could get through one more year of it, but it obsolete. Chair Young said she agreed they don't have caller ID or anything. Selectman Robie thought he said it was an \$8,000 upgrade. Accounting and Payroll Specialist Becker said she didn't ask for an estimate to replace all of the phones. Selectman Robie thought that was reasonable for what he proposed. The amount for the IT was approximately \$53,000. Chair Young said she was wondering if this was something they could do with the phones. She clarified that they were about \$8,000. Selectman Robie thought was what he said. There was some discussion about upgrading the phones. Selectman Chivers thought they talked about this three years ago. Selectman Dann said with using credit cards now would the phone system need some type of update. Chair Young said no. It is a card reader that they use it is a whole different system. Selectman Dann asked if it would be tied into out phone system. Accounting and Payroll Specialist Becker said that it is through Interware Software which is through the computer system. Trustee Penfield said if they want to take credit cards it is just a plug into your computer or phone. Chair Young said they with the community is a little

more complicated than for people that have them for their private businesses she believed for security wise and everything else. They've had that discussion. She is looking at getting some type phone updated a little bit at some point. She believed that would cover most of it. Selectman Robie noted they aren't going to update the phones a little bit. They are obsolete now and if they are going to do it they are going to do it right. She noted that Selectman Robie suggested \$8,000, but she came up with \$7,418. Selectman Chivers asked if they needed a new line for that. Chair Young said they have a telephone line, they could just update that. Accounting and Payroll Specialist Becker said they could put a phone upgrade line. Chair Young said that was a good idea. Selectman Chivers asked how much they are going to put in that line. Selectman Robie said to put \$8,000 into the bottom line, because you want an even number. He asked what the total number was. Accounting and Payroll Specialist Becker said the bottom line number for Town Officers expenses was \$238,582. *Selectman Chivers moved to approve the 2019 Town Officers Expense line in the amount of \$238,528. Seconded by Selectman Dann. All were in favor. Motion carried.*

**COLA and consider increase for stipend employees:** Selectman Chivers said the first item should be the COLA increase for all of the town employees. Selectman Robie asked if this on the agenda. Selectman Chivers explained that they hadn't worked it into the budget yet. There is something in their folders that indicates the Social Security cost of living increases will be 2.8%. Chair Young asked what Selectman Chivers was recommending. Selectman Chivers said they are trying to have a policy where they grant a COLA raise increase to our employees every year without any argument and if it is 2.8% with the Social Security Administration that's based on some pretty hard data. It would be his recommendation that they grant a COLA to our town employees in the same amount. He talked with a Selectman from Raymond today. Their town workforce is unionized and they have a contract which they have to negotiate every three years and the language in the contract requires Raymond to do the same thing every year. A cost of living increase based on the Social Security. He thought this was fair and they can't run this town without these employees. They have to be fair to them and considerate of them and this is the way you do it. Chair Young clarified this is all employees plus stipends. Selectman Chivers said they can vote on the stipend people separately, because the stipend people also include the Selectmen. He would prefer to do this in two separate motions. *Selectman Chivers moved to approve a 2.8% COLA increase for all town employees. Seconded by Selectman Dann.* Selectman Robie asked what the payroll line was \$880,000? Selectman Chivers said he figured it would be seven cents on the tax rate. Selectman Robie said he was just curious. *Chair Young called for a vote. All were in favor. Motion carried.* Accounting and Payroll Specialist Becker asked if that would be effective January 1<sup>st</sup>. Selectman Chivers replied yes. He asked if it was a problem if they get it in the middle of the week. Accounting and Payroll Specialist Becker explained the first pay check of the year is for the last week in December, so what she usually does is make it effective the second pay check of the year. This includes January. Selectman Robie asked if they are going to institute that the 2.8% is going to be mandated whether the budget passes or not. If they have a contract then it becomes an item that DRA has to let you increase your budget by that amount whether they go default or not. So they need consider all of these things when they tell their accountant to start making payroll on January 1<sup>st</sup> and the budget hasn't been approved. They have nothing solid that is going to hold us to that. Like Chair Young said this is a bottom line budget. Selectman Chivers said for us to honor that in the event of a default budget they have to consider this a contractual obligation. Selectman Robie said this

Board can do that but he didn't know if they can bind the next Board to that. They could make that motion so when DRA looks at our default budget they say yes. This is his interpretation of the law. Selectman Chivers asked how they resolve this, not grant the raise until after the budget passes. Chair Young thought they usually granted this to the employees on a yearly basis. They have given it to them starting on January 1<sup>st</sup>. Selectman Robie said they have tremendous increases in this budget this year going forward and default budget is going to be considerably less this year. You have to Deliberative Session and explain why it is and what it is and they've had pretty good success at that the last six or eight years. Whether they increased the budget or decreased it which they have. The community is very receptive over there. He is just saying they ought to vote because they are giving a 2.8% raise and then they will put it in the budget and then the DRA has to put that in their default budget. If the budget were to go default that \$24,000 would be budgeted. Chair Young thought Selectman Chivers made a motion to put that in. Selectman Robie said they voted to put it in the budget, but they didn't make the motion to give that to the employees. All they did is vote to put it in the budget. Selectman Chivers asked if he wanted another motion to indicate the Board's commitment here. Chair Young thought the first motion was fine but let's try it again. *Selectman Chivers moved that the Board of Selectmen commit to paying a 2.8% COLA to our employees for 2019. Seconded by Selectman Robie. All were in favor. Motion carried.* **Stipend Employees:** Chair Young asked the Board what they would like to do on this. Selectman Chivers thought at some point they need to start recognizing their value to the community and try to adjust their stipends accordingly. He thought they needed to make up for lost ground, because he didn't believe they ever got a stipend increase. Selectman Robie said they just voted on two of them last year. Tax Collector Stamatelos said that was considered a COLA increase not a stipend increase. Selectman Chivers asked what the Board's pleasure was on a stipend increase. Selectman Komisarek said the cost of living goes up for all of us so if someone's pay stays the same they actually make less. He would be in favor of it. Selectman Chivers said it is not a pay raise it is just breaking even. Selectman Komisarek added and costs go up. If you break even you have to give them a cost of living. He would support this. Selectman Robie said he would to but they need to be aware that the cost of living in this economy and the world economy is going to skyrocket through the roof. Just be aware of that in the future. The cost of our consumer products is going to increase considerably which is going to increase the cost of living considerably in the next fifteen years. It is going to be significant for every one not just of us. They need to be aware of that because at some point they all need to look at the wants and needs and you are going to have to suck it up. This is just his opinion of what is going to happen here. It is going to happen. He has lived through the past 50 or 60 years of ups and downs because when it goes up it comes down harder. They need to keep that in mind with whatever they talk about. Everybody deserves to keep up with the cost of living but there is going to be a breaking point and maybe we are living too well. Chair Young asked Selectman Chivers what he would like to do. Do you want to research this? We can do a COLA and you can research specifics if you want. Selectman Chivers said that would require a huge study of each individual position. He thought for budgeting purposes the Board was in support of this. Chair Young said she was looking for a motion. *Selectman Chivers moved that they grant the stipend employees a 2.8% COLA increase for 2019. Seconded by Selectman Komisarek.* Tax Collector Stamatelos said there is a lot of vocabulary that goes with this, because she is elected in two positions which are Tax Collector and Supervisor of Checklist. They are paid differently, stipend for tax and hourly for Supervisor of Checklist. The Supervisor of Checklist has only increased with minimum wage. It has not been increased by COLA or

anything. She asked if that position was in with this COLA or not. Selectman Chivers asked if it was considered a stipend. Tax Collector Stamatelos said it's considered an hourly rate. She noted this has never happened before because it is an elected position. She asked if it could happen this time. Selectman Chivers and Selectman Robie agreed that it could. Tax Collector Stamatelos asked if this was for appointed positions too, because there is a lot of vocabulary with these employees in town. Selectman Chivers said this is for everybody. Chair Young asked if she was referring to a ballot clerk. Tax Collector Stamatelos said probably. Chair Young clarified that the Board wishes this (COLA increase) across the board for all employees, stipend positions, etc., anyone who works in a capacity for the Town of Candia. *Chair Young called for a vote. All were in favor. Motion carried.*

**Town map correction(s) - Planning Board Chair Rudy Cartier.** Chair Young explained she had asked Planning Board Chairman Rudy Cartier to come in because they thought there was a mistake on a town map and she was asking how to make a correction with him. She thought he was probably the best one to answer how to go about that. PB Chairman Cartier explained that they Planning Board did get a request from the Selectmen to look at the maps especially in the area for the old Manchester to Concord railroad bed. There is a concern about the fact that in the Transportation Plan there was a potential of a multiuse trail. As the Board knows more than he does that there has been some controversy about that. The Planning Board did discuss this at their meeting last Wednesday. The request had come through to resurrect the Transportation Committee and review the maps. To be honest he thought that would probably be a good idea. But once the Board started to discuss this there was a lot of information brought out that made it so that they felt that at point in time it wasn't proper for us to do it, to resurrect the Transportation Committee and do it again. One of the reasons was the plan has been approved so they would have to go through the whole approval process, but even more so than that they found out the entire rail trail or the old rail system that was there has no longer been anything but privately owned. They found out that the Sergeant family owned the entire rail bed. There was a couple that was on one end of the rail bed that was concerned about us doing any changes even bringing it back to the committee because they have a written easement to use the rail line to access to access their wood lot. People were concerned that they would become landlocked, so that was their concern about that. They did look at the maps and there were a couple of things that came up after talking with Road Agent Lewis. He was also on the Transportation Committee. There is a proposed and he stresses the word proposed multiuse trail that was kind of an afterthought. He believed that the Transportation Committee was not fully aware of the map that was put in there. Once he gets the minutes he will put together a letter summarizing everything that was discussed. He was just trying to hit some of the high points. Basically it was determined even though it was in the Transportation Plan it was in there as a potential multiuse trail and they are not bound on any of that to say it is going to be proposed and they are going to do it. Once they looked at it from the Planning Board stand point they said there is really no way that they are going to recommend that it be done because there are too many problems with it. One is that it is not like the rail trail that is here along Route 101 which is state property. He thought someone that looked at one of the maps thought that was state owned property. It is not, it reverted back in the 1800's. So they felt it wasn't an issue at this point in time. They did feel however the next time the plan is updated they can take that off, but they didn't feel at this point in time that it was worth going back and trying to redo what is there when they knew it wasn't going to be done. As they talked about the other day he and the Planning

Board have no problem submitting a letters to the Board or to the people who are concerned. The next time the plan comes up for renewal they will be reviewing that and taking it off. Chair Young clarified updating it properly. He had some very interesting history that was given to the Planning Board that night. The area in question where the pond is right now it was at one point in time just a brook; a beaver dam has created that pond. At one point in time that it probably wasn't listed as a rail bed is that there was a trussle out there. This was one of the biggest things that it never was a rail bed. The Planning Board was very much against doing anything that would have to fill in the wetlands and ponds in that area. A trussle is out of the question, it would be way too much money. The bottom line is it was not an issue at this point in time. They could do something to hopefully alleviate any concerns that people may have about that particular rail bed. Chair Young asked if this was something where he could possibly draft a letter and the two Boards could sign it as far as the intent of the town. Some of these stories end up taking on a life of their own. Planning Board Chairman Cartier said he had no problem drafting it up. Selectman Dann said if a Planning Board changes five years down the road is this something that couldn't be override by the future Planning Board. This is what the landowners are concerned about also. Chair Young said that could be said about anything. Planning Board Chairman Cartier said it could, but they can't bind another Board to a decision the current Board makes. They can make it as a public document that both Boards that this particular point in time feel that it is not an appropriate thing to do because it would cost too much money. If it was going to be done it would involve buying a lot of land and the town is not going to buy land as far as he is concerned to do a multiuse trail that is all private property. Chair Young said it appears to her that it was just a mistake. This is why she asked Rudy to come in to maybe alleviate this hysteria. Selectman Robie thought the only way it was a mistake was wording of it, the rail road bed is always going to run through it. It is going to be there and it would probably be defined on any map that the old rail road, just like the old roads you would find on any map. Just don't call it a proposed, or a future, or a potential rail trail. Just the naming of this thing has caused conflict. Planning Board Chairman Cartier said in looking at the maps it was pretty clear that the rail bed did end at one point here and one point there and there never was a rail bed. It appeared to be a trussle and you don't need anything when you are crossing any kind of a wetland or a lake. Selectman Chivers said showing the rail bed on there is not the problem it showing the potential multiuse trail. This is the problem. It is okay to show the old rail bed on there as being abandoned but it just shows that we have other plans for it. This is what this resident was concerned about. Planning Board Chairman Cartier said if there was anything that was going to be proposed it would have to come from the Board of Selectmen. They were just talking about budgeting and things like that. When this trail was put in by 101 as a multiuse trail he didn't think they paid anything from the town to do that. It was all paid by the state because they owned it. This is private property they are talking about over here and unless the land owners want to do it on their own he didn't see the town ever putting up money to do anything. Selectman Chivers asked if the Board if they wanted to dissolve the Transportation subcommittee recently reconvened. Chair Young asked if there were three of them back on it. She thought they were just looking into it. It was going to Planning Board to be discussed, so it has kind of taken care of itself. Planning Board Chairman Cartier asked if they would like a brief summary letter from the minutes that they have or would they like a letter. Chair Young said whatever he wants to do. Planning Board Chairman Cartier said they would draft something up and give it to town counsel to make sure they are doing it properly. Chair Young thanked Planning Board Chairman Cartier.

**Veterans Day Ceremony:** Chair Young said the Heritage Committee is taking care of this and she did get in touch with Heritage Commission Chair Diane Philbrick. There will be a ceremony on Sunday November 11<sup>th</sup> at 11:00 am. The churches are going to move their services back a half an hour, so there is no problem with that. Selectman Chivers thought the Board should be represented there. He knows that Selectman Robie always goes. Selectman Robie noted that the Veteran's are going to do the ceremony and the Heritage Commission is going to participate.

**The Board to consider a proposal from Avitar Associates to perform an appraisal of fiber optic lines running through Candia under the Rockingham Recreational Trail.** Selectman Chivers explained that he presented a contract with George Sansoucy to perform an appraisal of these two fiber optic lines so the town could assess taxes. He was advised that it seem like a lot of money to award the appraisers for the Town of Candia and they could probably undertake this mission ourselves. The first thing he did was contact the Town of Epping to find out what information they used to make their assessment. They told him to get in touch with George Sansoucy. He contacted the Town of Raymond and they said Mr. Sansoucy is the guy that holds all of that information. He called Auburn which hasn't taxed these fiber optic lines yet. He asked them what they were going to do. Then he called the NH DOT to get the length of the trail as it goes through Raymond, Epping and Candia. He looked at the assessed valuation in Raymond and he came up with a unit value per foot and he did the same thing for the Town of Epping. He divided the length of the rail bed by the assessed valuation and he came up with another unit value. One of those towns' values that line at \$11.02 per foot the other one values it at \$9.48 per foot. He thought they should come through the middle and propose an assessment of \$10 per foot. He asked our Assessor if this was something that she would support. She said he didn't have factual basis and he didn't have an inventory of their assets, you have nothing to go on and he was just guessing. She said he proposed it she couldn't defend it to the BTLA or the Superior Court. He called Auburn to see what they were going to do and their Town Manager referred him to their assessor. Their Assessor is going the work on the same thing and he said he would give Candia a deal. He'll do the same thing for the Town of Candia and he'll do it for \$150 per hour. It will take him three hours. Mr. Sansoucy's proposal was \$2,000. So for \$450 they are going to get some basis behind this assessment. Instead of \$10.32 per foot it could come in \$12 per foot in which case we just paid for that \$450. There is a strong possibility it will. Selectman Chivers moved to approve this contract from Avitar Associates for \$450 to appraise these two fiber optic lines so they can collect approximately \$12,000 in taxes. Seconded by Selectman Komisarek. All were in favor. Motion carried.

**The Board to authorize payment of payroll checks and accounts payable checks.** Selectman Chivers announced the grand total for accounts payable and payroll checks for October 4<sup>th</sup> and October 11<sup>th</sup> was \$777,979.02. Selectman Chivers moved to approve the accounts payable and payroll checks for October 4<sup>th</sup> and October 11<sup>th</sup> was \$777,979.02. Seconded by Selectman Dann. All were in favor. Motion carried.

**Budget Committee meeting:** Chair Young wanted to let the Board know that the Budget Committee will be reviewing the Selectmen's Budget on Wednesday night and coming up with questions.

**Drug Take Back Day:** Drug Take Back Day will be on Saturday, October 27<sup>th</sup>, 2018.

**Election Day:** November 6<sup>th</sup>, 2018 from 6am to 7pm at the CYAA.

**Veterans Day:** The Town Office will be closed on November 12<sup>th</sup>. Chair Young asked the Board if they would like to meet on November 13<sup>th</sup> or did they want to discuss this at the next meeting. It was the consensus of the Board to meet on Tuesday the 13<sup>th</sup> of November.

**Alternate for the ZBA:** It was the consensus of the Board to appoint Mark Raumikaitis to the ZBA as an alternate. Selectman Komisarek moved to appoint Mark Raumikaitis to the Zoning Board of Adjustment as an alternate. Seconded by Selectman Dann. All were in favor. Motion carried.

**Perambulation:** Selectman Komisarek said he talked with Jim Lindsay about the perambulation and they were looking to go out and do it soon. He remember some discussion that they had an obligation to notify the other community. He said he would call the Town of Chester to let them know they are going out. He noted that Diane Philbrick said she wanted to do it as well.

**Testing New Boston Road:** Resident Becky Sarra thanked the Board for the water testing. It was her understanding that they will be testing again next year. Selectman Robie said they are going to test next year. Also is this the first year they did the PFOA's. Selectman Robie said they have been doing that and there hasn't been any significant increase. They are going to test thoroughly this year and then they will let them test bi-annually. They will send her a letter asking her if it will be acceptable.

Selectman Dann moved to adjourn at 8:50 pm. Seconded by Selectman Chivers. All were in favor. Motion carried.