

~~Unapproved~~ **APPROVED**
Candia's Virtual Selectmen's Public Session Minutes
April 26th, 2021 at 7:00 pm

Note: Individual roll call has been taken after each motion.

Pledge of Allegiance

Chair Brock opened the Public Session Meeting.

Attendance: Chair Brien Brock, Selectman Patrick Moran, Selectman Russ Dann, Selectman Sue Young, Selectman Boyd Chivers and Administrative Assistant Linda Chandonnet

Approval of Minutes: Public Session Minutes for April 12, 2021. Corrections noted; Line 9 correct to Chair Brock. Line 16, correct to read April 12, 2021, Line 34, Change the word "he" to, The Board made a consensus.

Selectman Dann made a motion to accept the April 12, 2021 Public Session Minutes as amended. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of 5-0-0.

7:02 pm Chair Brock opened the First Public Hearing.

Expenditure of a portion of the Future Capital Improvements:

Chair Brock stated the Safety Facility Committee (SFC) is requesting permission from the Board to spend \$3,000 from the Capital Improvement Fund which was set up in 2020. The money is to have an appraisal done on a piece of property intended for a new Police, Fire and Highway Department Building and for the Town to engage in a land swap with the owner Mr. Severino. The Town is interested in purchasing property located beside the Court House. Chair Brock stated his reason for the meeting and discussion is because they are required to have one Public Hearing before money can be expended. The parcel is in a good location and has enough acreage to accommodate all the Departments when needed.

Selectman Chivers made a motion to engage in services for an appraisal with an Appraiser on the parcel and not to exceed \$3,000, and for the proceeds to come out of the Fund. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

7:09 pm Chair Brock closed the First Public Hearing.

7:09 pm Chair Brock opened the Second Public Hearing

Selling of Town Property on Donovan Road:

Chair Brock stated it is a procedure they need to go through for the parcels owned by the Town on Donovan Road. The Planning Board and Conservation Commission will be involved with an opportunity to give their input, but no decisions can be made by them. The Planning Board had no issues, and the Conservation Commission has requested that the prospective buyers need to put a conservation easement on the properties when purchased. This originated when Scott and Tracy Blevens who live on Donovan Road requested purchasing Town owned land on Donovan Road which is land locked between their property and their neighbor. The Blevens also own another parcel which is located past this one, but the only way they may have access to it would be to go

through Conservation for the parcel the Town owns or to receive permission from their neighbor. Selectman Chivers recommended clarification from the Conservation Commission, if there was a Conservation Easement the Town had voted on. Selectman Dann questioned if anyone could make an offer to the land in the second Meeting? Chair Brock explained that in their next meeting the Board will need to decide how they want to proceed. Typically, they have sealed bids, with a minimum amount and have a timeframe of approximately two weeks. They will need to determine a baseline for a starting bid and to begin from there.

Tracy Blevens (Resident) stated she wanted to make it clear that they do not want to build a development on the land. Chair Brock explained that they would require a minimum bid amount and a Conservation Easement on it and the next Public Meeting will need to be in fourteen days.

7:24 pm Chair Brock closed the Second Public Hearing.

OLD BUSINESS

Smyth Memorial Building Lease (SMB): Carla Penfield stated the Board has received a copy of the updated Lease with Town Council Courtney's revision with and his changes along with Jesse Remington High School (JRHS) Attorney Nicholson to rewrite Article #14. JRHS and both Attorneys were all agreeable. Chair Brock stated he had two items that need clarification with Ms. Penfield. 1. The Tenants will have their insurance coverage for any contents in the SMB. It was concluded the Town would continue to keep their insurance coverage as the building owners. 2. It was not clear at the time regarding paying the internet and utilities. Ms. Penfield explained that the Trustees would pay up to \$5,000 per year for the utilities and JRHS would pay for anything above that amount. She stated that JRHS will be paying for the furnace to be installed which will be adding \$12,000 as well as the Fire Alarm System which is \$20,000. It increased their financial burden of approximately \$32,000 of which they were not anticipating and that was how she came up with the Trustees paying for the utilities. Chair Brock confirmed with Ms. Penfield that the only money transaction that would occur is if the utilities amount would be above \$5,000 then JRHS would be reimbursing the Town, and she agreed.

Selectman Young added the SMB does not have an elevator and therefore it is not ADA accessible and only the bottom floor could be used for anyone to use and therefore does not think it is fair for the Town to pay for the utilities if they can only use one floor.

Jeff Philbrick from JRHS answered questions and clarified how it would be an even exchange for anyone to use the building for 10 years if they do all the work.

Chair Brock explained that the amount of \$150,000 that JRHS will be paying to renovate the building is just an estimate of what it will cost to do all the work. The Town will not be responsible for any of the work or paying any amount, no matter what JRHS spends for it to be completed.

Selectman Chivers suggested a proposal, since JRHS is paying approximately \$32,000 for the heating system and alarm system and the Town has been paying \$1,200 yearly for the heating. If they would change the Lease from \$5,000 to \$4,000, the savings for the town would equal out to the \$32,000.

Planning Board Chair, Rudy Cartier via Zoom, stated the SMB requires a change of use. JRHS would need to go to the ZBA for a Special Exception in order to be used as part of the school. They will need to go to the Land Use Department and ask for a Building Permit and that is when they would be informed if a Special Exception would be required. If a Special Exception is required, JRHS would need to provide a signed lease to present to the Zoning Board and the completed application to make the change of use.

In conclusion they took a vote for JRHS to pay for the furnace and installation and for JRHS to pay any amount over \$4,000 yearly for the utilities.

Selectman Chivers made a motion to approve the Lease dated April 22, 2021 with JRHS subject to their conformance with the Town of Candia Zoning Ordinance and provided that paragraph #16 on page 10 is amended to reflect the landlord agreeing to pay an additional cost of utilities of up to \$4,000 instead of \$5,000. Seconded by Selectmen Moran. Opened for discussion. Mr. Philbrick stated he would appreciate it if the Board would keep the amount at \$5,000 and that he would watch to see how the Board votes before he would make a decision. Ms. Penfield asked the Board if the Board was sure they wanted to change the amount? Mr. Philbrick confirmed he would accept the changes. Closed for discussion. Not all in Favor. Motion carried by a vote of 4-1-0. Selectman Dann-Yes, Selectman Young-No, Selectman Chivers-Yes, Selectman Moran-Yes, Chair Brock-Yes.

NEW BUSINESS

Candia Crossing - LUCT: Chair Brock confirmed the Town sent the Tax Bills to Candia Crossing and in return we received a letter from their Attorney. Candia's Town Council reviewed the letter and stated that Candia Crossing has a good argument, and it would be in the Boards best interest to consider negotiating with them. In conclusion the Board decided they would like to ask Town Council their question. Once the Town Councils reply is received it then be discussed at the next BOS meeting and a decision can be made.

Town Office Ramp: Selectman Moran explained the Town Office Handicap Ramp is deteriorating in few spots where it was previously patched. He received two estimates to have it repaired. Custom Concrete which gave an estimate to do the repairs for the ramp and skate park for \$2,500. The other estimate was from Crack X of which only the Handicap Ramp to be repaired was for \$2,500. It was concluded that they would have Custom Concrete repair the Handicap Ramp for \$1,500.

Selectman Moran made a motion to remove \$1,500 out of the Capital Reserve Fund to repair the Handicap Ramp in the amount of \$1,500. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

OTHER BUSINESS

Selectman Dann announced Officer Phil McPherson has graduated from the Police Academy and he would like to thank him for all his efforts. He welcomes Office McPherson aboard as a full-time Police Officer in Candia.

Selectman Dann thanked the Boy Scouts and Candia's Women's Club who participated in cleaning Route 27 over the last weekend for Candia's Roadside Clean-Up.

Selectman Moran stated he wanted to inform the Board that they may need to consider hiring a part-time Building Inspector for the Building Department. Possibly for 1-2 days a week in helping with inspections as they are very busy. The Board made a consensus.

Selectman Dann updated the Board that they have a possible applicant for a part-time Recycle Center position.

Selectman Young stated Candia's Women's Club has offered to take over the sign at Exit 3 and she appreciates them doing this.

Selectman Chivers stated that a Resident on Blevens Drive called the Town Office about a tree that is on Town owned property in which limbs and branches are falling on their property.

Selectman Chivers added that the NH Bureau of Trails has dumped 100 yards of crushed stone in the parking area of the Depot in East Candia. He has sent an email to them to find out more information on if they plan to use the stone.

Board to authorize the payments of payroll and payables. Selectman Chivers announced the payroll for the week ending April 22nd was \$17,593.78, for week ending April 29th was \$16,833.90 Payables for week ending April 22nd was \$43,876.38, for week ending April 29th \$23,036.55 for a combined total of \$101,340.61.

Selectman Chivers made a motion to approve the accounts payable and payroll checks for the total amount of \$101,340.61. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

Calendar:

- The next Board of Selectmen's Meeting is scheduled for Monday, May 10th, 2021.

Public Input: Dick Snow (Resident) Presented the Board with information for Candia to have their assessing map/parcel data converted to GIS mapping database.

9:07 pm Selectman Chivers made a motion to suspend the Public Session and go to a Non-Public Session under RSA 91A: 3, II (c). Seconded by Selectmen Moran. All in Favor. Motion carried by a vote of 5-0-0.

9:38 pm Selectman Chivers made a motion to move from the Non-Public Session and enter into a Public Session. Seconded by Selectmen Moran. All in Favor. Motion carried by a vote of 5-0-0.

Selectman Chivers made a motion to seal the Non-Public Minutes because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this board. Seconded by Selectman Moran. All were in favor. Motion carried by a vote of 5-0-0.

9:38 pm Chair Brock made a motion to adjourn the Public Meeting. Seconded by Selectmen Chivers. All in Favor. Motion carried by a vote of 5-0-0.

Respectfully submitted,
Linda Chandonnet, Recording Secretary