

Town of Raymond
Selectmen's Minutes
Tuesday, May 1, 2001

Attendance: Mark Acker, Chairman; Betty McDermott; Ada Brown; Charles Leavitt; Dana Desjardins; Kathleen Brown, LRDC Director; John Kendall, CHIPCO; Karen Martin, GPCOG; Dennis Morse, Fire Chief; Chris Champagne, Deputy Fire Chief; and Don Willard, Town Manager.

1. Call to order. Mark Acker called the meeting to order at 7:02 p.m. at the Town Office.
2. Consideration of previous meeting minutes dated April 17, 2001.

MOTION: Betty McDermott motioned to accept the minutes of April 17, 2001 as written. Seconded by Ada Brown.

VOTE: Unanimous.

3. Consideration of whether or not to put a recommendation on the warrant article for the Jordan-Small School renovation budget shortfall.

DISCUSSION: Mr. Willard stated that it was unclear whether or not the Selectmen wanted to put a recommendation on this warrant article.

MOTION: Ada Brown motioned not to put the recommendation of the Selectmen for this warrant article on the warrant. Seconded by Mark Acker.

VOTE: Unanimous.

4. Discussion of proposed Special Town Meeting Warrant Articles and Selectmen recommendations on articles.

DISCUSSION: Mr. Willard explained that the town attorney had made some minor adjustments and that unless the Selectmen found something they would want to change, then he would suggest the articles be presented as submitted.

Mr. Willard then offered to go through the proposed warrant articles as follows:

ARTICLE 2: To see whether or not the Town will vote to change the date of the Annual Town Meeting from the third Saturday in March to the third Saturday in May, effective in 2002.

Ada Brown suggested having the Annual Town Meeting in June to coincide with the June primary. Mr. Acker asked if there were any overwhelming support in favor of setting the Annual Town Meeting in June. Ms. Brown indicated that she would not make a motion to set the Annual Town Meeting in June, as there didn't appear to be any support in favor of it.

ARTICLE 3: Regarding the construction of a Public Safety Building. Mr. Acker stated that he didn't feel this article could be discussed, as there weren't any figures. Mr. Willard responded that the town attorney suggested the form. Mr. Willard indicated that he would have the dollar figure this week and that as soon as he has this figure he would like to get it out and get it publicized even if it doesn't coincide with the Selectmen's meeting. Mr. Acker asked if this would require a public hearing. Mr. Willard responded that it would certainly be on the agenda but would not have to necessarily be a public hearing because the issue is being considered at an oral town meeting, and that it would be a public airing but not a formal hearing.

ARTICLE 4: To see if the Town will vote to appropriate a sum not to exceed \$79,600.00 from Municipal Fund Balance (Undesignated Surplus) for the Jordan Small Middle School renovation project. Mr. Willard stated that Selectmen's recommendation would be removed from this article.

A discussion followed regarding whether or not the amount would be taken from the Fund Balance. Mr. Acker suggested that "Municipal Fund Balance" be left in the article and at Town Meeting it could be amended. Mr. Willard suggested rewriting the article to allow more flexibility. There was a discussion regarding the surplus balance.

MOTION: Betty McDermott motioned to have Article 4 read as follows: "To see if the Town will vote to appropriate a sum not to exceed \$79,600.00 from Municipal Fund Balance (Undesignated Surplus) for the Jordan Small Middle School renovation project." Seconded by Charles Leavitt.

VOTE: Unanimous.

DISCUSSION: Mr. Willard confirmed that there would be no change to the draft of Article 4.

ARTICLE 5: Regarding the capital improvement project to install a public water line in Route 302. Mr. Willard stated that the numbers would have to be adjusted. Mr. Willard explained that the article would extend the public water line from the Town of Windham along Route 302 to the Panther Run area specifically to serve the CHIPCO and Embedtech Development. Mr. Willard further explained that the water line would make possible an economic development opportunity in the form of the creation of new jobs, as well as property and personal property enhancements, which would hopefully retire the debt.

Mr. Willard stated that there was an option to continue the water line to Rt. 121 and to the fire station. Mr. Willard explained that he had not drafted articles for those particular extensions, as he didn't know if the Selectmen wanted to pursue the extensions.

Mr. Acker expressed his objections to the estimates that were done two months ago that are now relatively irrelevant. Mr. Acker further stated that the portion the town will be bonding is almost \$200,000 more than what was originally discussed.

MOTION: Mr. Acker motioned not to carry the water line any further at this time as it would not be a municipal benefit to add \$700,000 more than is necessary to fund the project.

Chris Champagne, Deputy Fire Chief, addressed the Board expressing support for the extension of the water line to Main Street and suggested the option be offered to the town's people to vote on at the Special Town Meeting. Mr. Champagne also stated that he felt there were some public safety benefits to bringing the water line to the village, which is a high-density area and whether or not this weighs the value of the expense should be given to the voters to decide.

Mr. Acker requested clarification regarding the TIF use for this project. Karen Martin of GPCOG responded that because this is an action extending a water line and that this type of infrastructure is listed as a development category, it is an eligible project. Ms. Martin further explained that an amendment to the TIF would not be necessary. Ms. Martin then discussed percentage distribution of the types of projects in the development plan.

Mr. Acker expressed concern with the Grant and the Town's obligation to the Grant. Ms. Martin responded that what the Community Development Block Grant does is give the town \$400,000 in exchange for the creation of 40 new jobs. Ms. Martin further explained that the bottom line is that the town is signing on to say that if the jobs are not created, then the town may be asked to pay back that \$400,000. Ms. Martin stated that to date, no town that she knows of has had to pay the Grant back because they didn't meet the job percentage. Ms. Martin also explained that the time period for the creation of jobs could be extended or they may look at jobs created by other businesses on the water line.

Mr. Acker expressed concern with the town's additional costs and setting aside a capital reserve fund to match the projected portion the town would fund through a bond. Mr. Kendall indicated that he previously agreed to fund a capital reserve fund with the town equal to 10% of the total bonds issued. Mr. Acker asked, "If the estimate has gone up, does the 10% go up with it?" Mr. Kendall responded, "When I made the offer and was asked previously, what I committed to was that we would guarantee one year of that obligation and set it aside for a separate account and that was when we thought that number was \$30,000. If that number, in our negotiation and in our contract turns out to be something greater than that, we would stand by the original commitment. One year of that obligation we would set aside in an account."

Mr. Willard stated that theoretically, it could increase from the \$30,000.

A discussion followed regarding how the business is evolving. Mr. Kendall stated that he is expecting a June start up and has received his first purchase order. Mr. Kendall also stated that he is currently negotiating with five countries to buy tags and submitting samples of tags to be approved by agricultural ministries. Mr. Kendall went on to say that the field trials in Iowa were successful to date and that he has two of the five molding machines needed to begin operation.

A discussion followed regarding the timing of the installation of the water line.

A discussion followed regarding the impact of pending legislation to TIFS.

Kathleen Brown of LRDC spoke in favor of the project and also stated that there would be some risk involved.

Chris Champagne informed the Selectmen of his preliminary discussions with Sabre Yacht regarding a proposed expansion stating that Sabre has a pond and probably would not be ready to contribute to this water line project.

Mr. Leavitt stated that he felt the water line would be an improvement to public works and a tangible public investment.

A discussion followed regarding management of the project.

Dennis Morse, Fire Chief, spoke in favor of the project and reiterated Mr. Champagne's earlier statements relative to extending the water line to Main Street to provide a clear water source for fire fighting.

MOTION: Mark Acker motioned that other than the amended dollar figures that we are talking about and that it shows the contingency for the various items that may in fact not be spent that we move this article forward into Town Warrant as it reads with the adjustments you have to make.

DISCUSSION: Don Willard clarified with Mr. Acker this would require taking the Town's share up from \$400,000 to \$418,691. A discussion followed regarding a term and time frame in which the amount will be bonded if it were passed.

Seconded by Betty McDermott.

VOTE: Unanimous.

DISCUSSION: Mr. Acker clarified with Mr. Willard that there will be some adjustments to the dollar amount in Article 5 and that the Selectmen are in agreement on a 15-year term.

A discussion followed regarding adding an article to address the extension of the water line to Main Street and to the new fire station. Mr. Leavitt suggested going further with the engineering to include two extensions. Mr. Willard indicated that he would discuss with the Bond Council the Selectmen's wish to do the engineering and make sure that the warrant article is OK. Mr. Acker suggested adding an addendum to the warrant stating that there will be more information in x number of days and possibly an additional Town Meeting.

ARTICLE 6: Mr. Willard confirmed the Selectmen's previous approval of Article 6.

ARTICLE 7: Mr. Acker confirmed that the Selectmen had voted to discontinue a section of the former Route 302 where the fire barn is going to be. Mr. Willard indicated that Geoff Hole has suggested minor revisions to the fire article and to the amendment to the Land Use Ordinance.

5. Set Special Town Meeting Date.

DISCUSSION: Mr. Willard proposed setting the date of the Special Town Meeting date at June 5, 2001 at 7:00 p.m. at the Raymond Elementary School.

MOTION: Mark Acker motioned to set the date of the Special Town Meeting at June 5, 2001 at the Raymond Elementary School at 7:00 p.m. Seconded by Betty McDermott.

VOTE: Unanimous.

6. Consideration of Planning Board appointment.

DISCUSSION: Mr. Willard recommended the Selectmen appoint Stephen Andrews to the Planning Board. Mr. Acker indicated that he knows Mr. Andrews personally and also recommended his appointment.

MOTION: Betty McDermott motioned to appoint Stephen Andrews to the Planning Board. Seconded by Dana Desjardins.

VOTE: Unanimous.

7. Communications and other business.

a. Mr. Willard referred to a letter from David Bois regarding the Raymond Elementary construction project;

8. Review and authorize May 1, 2001 Treasurer's Warrant.

MOTION: Charles Leavitt motioned to accept the Treasurer's Warrant of May 1, 2001 in the amount of \$30,625.48. Seconded by Betty McDermott.

VOTE: Unanimous.

9. Adjourn.

MOTION: Mark Acker motioned to adjourn the meeting. Seconded by Betty McDermott.

VOTE: Unanimous.

ADJOURNMENT: Mark Acker adjourned the meeting at 8:42 p.m.

Respectfully submitted,
Elisa A. Trepanier
Recording Secretary