

**Newington Board of Selectmen's Meeting Minutes**  
**Monday, December 3, 2012 6:30pm Town Hall**

***Chr. J. O'Reilly called the meeting to order at 6:35pm.***

**Present:** Chairman Jack O'Reilly. Selectmen Rick Stern and Jan Stuart, Chairman Denis Hebert of the Planning, Planner Tom Morgan, Sewer Commissioners George Fletcher and T. Skip Cole, Sewer Clerk Ruth Fletcher, Library Trustees Lee Lamson, Guptil Knox, Steve Bush, Melissa Prefontaine, Library Director Scott Campbell, Architect Ron Lamarre of LaVallee and Brensinger, Jeff Parkis the construction manager; and AA Beatrice Marconi.

**Minute Approval:** *S. Stuart moved to approve the minutes of November 26, 2012. Seconded by Chr. O'Reilly. Motion passed 2-0-1 with R. Stern abstaining due to being absent that evening.*

**Sewer Commission 2013 budget request of \$ 702,471 (amended to \$702,261):** Commissioners George Fletcher and Skip Cole along with Clerk Ruth Fletcher presented the budget.

- Stipends – Increased from \$6,642 to \$ 6,965 – Chr. O'Reilly cited the 2006 warrant article indicating any stipend increase must be based on the C.O.L.A. Their increase is above the 1.7% cost of living adjustment. The Board adjusted their request down to \$6,755 generating a new bottom line of \$ 702,261.
- Engineering increased from \$30,000 to \$100,000. Chr. Fletcher stated that they were advised to have a complete study done of the plant in anticipation of the nitrogen mandates being discussed at the present time at the State and Federal levels. Nitrogen is monitored daily. This fluctuates daily. He went on to mention that the roof on the River Road building had shifted – quite possibly from the earth quake. He is concerned about all the structures.
- Legal line has increased from \$4,500 to \$6,000 with a bill yet to come in before year's end.
- Abatements increased from \$5,000 to \$11,000 mainly due to an incorrect reading by Portsmouth. Interest was also abated for a restaurant sold in town that had funds due to Newington.
- Admin Building decreased from \$20,000 to \$100 as last year they had plans to proceed with its plans.

***S. Stuart moved to recommend \$702,261 for Sewer's 2013 budget request. S. Stern seconded. Motion passed 3-0.***

**Planning Board 2013 budget request of \$ 181,566 (amended to \$168,966):** Chr. Denis Hebert and Planner T. Morgan presented.

- Planner Salary request included the 1.7% C.O.L.A. He is at his top step.
- Secretarial Wages increased from \$2,500 to \$3,000 due to projection of utilizing more of her time.
- Engineering up from \$14,000 to \$17,500.
- Legal up from \$12,000 to \$15,000. Denis didn't feel any particular issue was at hand but felt that the potential for issues to rise was there.
- Directory Sign – S. Stuart asked why this line was new and at \$13,000. Denis noted that the one there now was too small. Three in all were in the original plan to place. The Selectmen originally funded the beginning of the project out of their line – possibly out of Highway. The initial size estimates proved to be too small and Mr. Morgan took the project over. Upon its conception, the businesses were supposed to buy into the sign to have their company name displayed. As it ended up, the town paid for the company postings and there are plans to remove that inadequate sign and put a bigger one in its place. S. Stuart did not agree with the costs as it initially was to be self sustaining funded by the businesses themselves. Even now, the Asia is still listed and is no longer in business in town. The \$13,000 is for a whole new sign. S. Stuart has an issue with the tax payers footing the bill and stated if the sign costs were removed from Planning's budget she would recommend the new

bottom line. It was stated that those businesses pay a lot of taxes in town and suggested the funding for this project go again under HW and wait til year's end as it may be less expensive. (if funds are there) Denis went on to make the following suggested adjustments to the rest of the budget.

Decrease the sign line from \$13,000 to \$100.

Increase the Master Plan by \$100

Increase the FEMA line by \$100

Increase the Equipment Purchase line by \$100.

This would bring the new bottom line to \$168,966.

***S. Stern moved to recommend \$168,966. S. Stuart seconded. Motion passed 3-0.***

**Langdon Library Trustees 2013 Budget Request of \$ 151,195:** Melissa Prefontaine presented.

- Salary – S. Stuart asked why such the increase. Melissa explain that last year's benefits were mainly factored for a part of the year and this year it had to be based on 12 months. Also in the request was a step. They did not apply the C.O.L.A. He is paid for 35 hours p/week. Part time wages are being adjusted by 2.5%. Technology has advanced as so are the needs from those that work there.

- Web hosting used to be donated (under professional services). This has yet to go out to bid. Bookkeeper lawyer fees and accountant costs come out of professional services as well.

- Collection development decreased

- Equipment purchase line decreased

- Use of Trust Funds are for building, improvements and maintenance

- Staffing – Director and 4 part time people. Library hours have increased at the request of the users.

After removing personnel costs, the operating budget has actually decreased.

Melissa addressed the \$1,000 grant and AG/DRA pass on the issue which will be adjusted next year at tax rate setting time as revenue.

***S. Stern moved to recommend \$151,195. S. Stuart seconded. Motion passed 3-0.***

Regarding the building's current issues, Trustee Steve Bush told the Board that some of them may be earth quake related. Beams and bricks are separating. The attic is being emptied to relieve the weight concerns. They will be looking into insurance coverage. In the bond request for the new addition, they would like to include the costs to repair which is around \$300,000. S. Stern did not feel they should be included. Steve went on to state how sprinklers are necessary too but the water pressure in that area cannot support the sprinklers, therefore a cistern and pump is also needed. S. Stuart asked if building inspector Stowell has been included in the building's structural discussions. JSN, structural engineers have been hired. EJ Hoyt verified that the brick separating is something that is new. Joists will need to be reinforced. The basement has concerns too. Integrating the 2 projects may result in a savings of around \$80,000. If you look at State and National codes, you don't need sprinklers, however locally, places of assembly must be sprinkled for new construction and renovations. The cistern's capacity should be designed to serve all the bldgs in that area as the pressure is very low. This portion of the project could potentially add \$116,000 to the overall project. The Stone School, if renovated, would need sprinklers, this would be a proactive way of addressing future needs. S. Stuart asked if we should be concerned about the library being unsafe as it stands. Chr. O'Reilly suggested John Stowell talk with JSN. After hearing all the issues, Chr. O'Reilly asks where are we going. Melissa explained that the Trustees want to know if they should have 3 separate warrant articles. Chr. O'Reilly spoke of the passage of the last library bldg addition warrant article and that a report back was expected at the next town meeting. 1.65 million is needed to address all issues. They will also be applying for a grant ie: LCHP for the preservation/renovation end of the building and a federal grant for the structure. S. Stuart cautioned the Trustees on types of grants and to make sure there are not any built in stipulations. The Trustees continue to raise funds and are watching to see how much will be coming back from the

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Trustees of the Trust funds. A 501c-3 is being established and they continue to look into any past warrant articles to see if they have been given the authorization to accept gifts thus establishing a foundation. 2/3 votes would be necessary to pass a purpose change for a capital reserve. Purpose change may be needed to address renovations. Perhaps a 10 year bond will be proposed and if they can pay it off early, they will. Will probably propose a warrant article to add to existing cap reserve as well as a warrant article to simply address repairs.

The proposed building design was done with zero staffing increase needs in the future. Newington is ranked number 16 in state with high use in libraries. The elevator has been removed from the plan and it will be ADA compliant.

**Deputy Town Clerk/Tax Collector:** *S. Stern moved to appoint Laura Coleman as Deputy Town Clerk/Tax Collector as recommended by Town Clerk/Tax Collector Jane Mazeau. S. Stuart seconded. Motion passed 3-0.*

**Fire Truck:** Chr. O'Reilly stated the reason this was placed on the agenda was because after reading the Fire Department's minutes it appeared that the decision to move forward with getting a loaner was made even before meeting with the Selectmen, however the minutes should have read to move forward with getting costs. S. Stern didn't see enough evidence to determine that the truck is obsolete and spoke of the pump test results. He went on to say that the back-up is mutual aid. G. Perkins is condemning the vehicle but he is a pump guy not the truck's mechanic. Chr. O'Reilly stated that when the board meets with the Fire Department, then more questions could be addressed. S. Stern felt an ambulance is currently more important. S. Stuart was now hesitant in approving to move forward and felt there were questions to be addressed first. S. Stern stated that Perkins felt the troubles existed since the new cab was put on. If the truck is authentically condemned and deemed unusable, then a new truck is worthy.

**Facility Use Requests:**

Church Suppers for 2013 – Town Hall - dates approved – waive fees and deposits  
Este Town Hall Audi – Dec 22 and Dec 24 – approved – subject to fees and deposits  
Spinney – OTH – approved – subject to fees and deposit - Jan 1, 2013  
DES – Town Hall – approved Dec 20, 2012

**Gate Remote Request:** Frank – Approved - 3-0

*At 9:05pm S. Stern moved to go into non-public under RSA 91:A-3, II employee matters. S. Stuart seconded. Motion passed on a roll call vote 3-0. The AA was excused.*

Respectfully Submitted,

*Beatrice Marconi*

Administrative Assistant