

HUDSON, NH BOARD OF SELECTMEN
Minutes of the March 28, 2017 Meeting

1. CALL TO ORDER - by Chairman Luszey the meeting of March 28, 2017 at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.

2. PLEDGE OF ALLEGIANCE - led by Selectman Morin.

3. ATTENDANCE

Board of Selectmen: Ted Luszey, Marilyn McGrath, Roger Coutu, Angela Routsis, David Morin

Staff/Others: Steve Malizia, Town Administrator; Donna Graham, Executive Assistant

4. PUBLIC INPUT

Chairman Luszey asked if anyone in the audience wished to address the Board on any issue which the Board has control of at this time. Seeing none.

5. NOMINATIONS AND APPOINTMENTS

Selectman Coutu noted it says here "Recognitions, Nominations and Appointments. I'd like to recognize that newly elected Selectman David Morin is here with us this evening. I'd like to congratulate him as I'm sure we all would on his election and wish him the very best. Welcome to the lion's den. You are one of the lions.

6. CONSENT ITEMS

Chairman Luszey asked does any Board member wish to remove any item for separate consideration at this time.

Motion by Selectman Coutu, seconded by Selectman Morin, to approve consent items A, B, C, D, E and F as noted or appropriate, carried 5-0.

A. Assessing Items

- 1) Veterans Tax Credit - Map 237, Lot 039 - 14 Brook Drive; Map 198, Lot 139 - 1 Charbonneau Drive; Map 185, Lot 045 - 26 Bush Hill Road; Map 165, Lot 071, Sub 001 - 20 Federal Street; Map 159, Lot 015 - 10 Glover Brook Road; Map 178, Lot 013, Sub 013 - 13 Loop Road; Map 216, Lot 014, Sub 068 - 2 Mission Lane; Map 216, Lot 014, Sub 042 - 45 Oblate Drive; Map 165, Lot 044 - 12 Merrimack Street, w/recommendation to grant
- 2) Elderly Exemptions - Map 147, Lot 022, Sub 018 - 28 Westchester Court; Map 179, Lot 001 - 104 Kimball Hill Road, w/ recommendation to grant
- 3) Requalification of Elderly Exemptions - Map 216, Lot 018, Sub 027 - 19B Holly Lane; Map 175, Lot 034, Sub 028 - 7 Pond View Drive; Map 174, Lot 108 - 46 Highland Street; Map 160, Lot 021 - 62 Rangers Drive; Map 168, Lot 058 - 44 Greeley Street; Map 191, Lot 134 - 5 Bay Street; Map 190, Lot 083 - 4 Magnolia Street; Map 136, Lot 017 - 8 Hopkins Drive; Map 198, Lot 119 - 7 Lorraine Street, w/recommendation to requalify
- 4) Veterans Tax Credit - Map 156, Lot 006, Sub 081 - 32 Leybridge Drive; Map 187, Lot 007 - 18 Hawkview Road, w/recommendation to grant
- 5) 2016 Supplemental Bill - Map 148, Lot 48 - 10 Meadowlark Drive, w/recommendation to approve
- 6) 2016 Tax Abatement - Map 175, Lot 51 - 4 Iris Path, w/recommendation to approve
- 7) 2016 Tax Abatement - Map 148, Lot 40-121 - 3 Shoal Creek Road, w/recommendation to deny

B. Water/Sewer Items - None

C. Licenses & Permits - None

D. Donations

- 1) Alice Da Silva - \$100 donation into the Animal Control Donation Account

E. Acceptance of Minutes

- 1) Minutes of the March 15, 2017 meeting

F. Calendar

03/29 7:00 Planning Brd - Buxton CD Meeting Room

04/04 7:00 Board of Selectmen - BOS Meeting Room

- 04/05 7:00 Budget Cte - BOS Meeting Room
- 04/06 6:30 Recreation Cte - BOS Meeting Room
- 04/06 7:00 Benson Park Cte - HCTV Meeting Room
- 04/10 7:00 Conservation Cmsn - Buxton CD Meeting Room
- 04/11 7:00 Board of Selectmen - BOS Meeting Room
- 04/12 7:00 Planning Brd - Buxton CD Meeting Room - CANCELLED
- 04/13 7:30 Zoning Brd of Adjustment - Buxton CD Meeting Room - CANCELLED
- 04/18 7:00 Cable Utility Cte - HCTV Ctr.
- 04/18 7:00 Municipal Utility Cte - BOS Meeting Room
- 04/19 7:00 Planning Brd - Buxton CD Meeting Room
- 04/20 3:00 Trustees of the Trust Fund - Buxton CD Meeting Room
- 04/20 7:00 Benson Park Cte - HCTV Meeting Room
- 04/24 7:00 Sustainability Cte - Buxton CD Meeting Room
- 04/25 7:00 Board of Selectmen - BOS Meeting Room
- 04/26 7:00 Planning Brd - Buxton CD Meeting Room - CANCELLED
- 04/27 7:30 Zoning Brd of Adjustment - Buxton CD Meeting Room

7. OLD BUSINESS

A. Town Planner Interview Committee

Chairman Luszey recognized Town Administrator Steve Malizia.

Just to refresh everyone's memory. Steve Malizia stated the intention was to appoint two selectmen members to a Town Planner Interview Committee but that was to be done after the elections. Because of the timing, we couldn't do it at the last meeting so it was deferred to this meeting. What the intent is is to have two Selectmen, the Planning Board Chair I believe, the Fire Chief, the Town Engineer, and myself serve as a committee to interview or to review and interview resumes for the Town Planner. That job opening is closed. We don't have a lot to review. We've got five but I think it's still essential we go through at least that process to see if there's anything that the committee feels worthwhile to interview. If that be the case if we don't get anywhere, we're going to have to come back and figure out how we'd like to proceed. Would we like to hire a firm such as MRI to conduct a broader search? Would we like to hire them on an interim basis? We'll have some questions we need to have answered.

Selectman Coutu asked are you saying that with the advertising that we did we were only able to get five candidates. Mr. Malizia believed five is the number. Selectman Coutu thought the last time we did this we had a considerable amount. A lot more than five is my recollection. Mr. Malizia didn't remember the specific number. Selectman Coutu assumed that you've reviewed those applications. Mr. Malizia said I've taken a cursory glance at them. I did not do an in depth study on them. I suspect we're going to have to widen our search. That's just my opinion.

Chairman Luszey suggested at this time that we do that now then later. We can still set up the appointments for the interview committee to look at stuff at it comes in but I think we should broaden that search now.

Selectman Coutu thought we can go through the agency. Steve Malizia noted they're an agency that does this kind of work that will assist communities with recruitment. They will obviously have some resources and potentially widen the scope of it. So you may be looking at folks that are not in the immediate area right now. Selectman Coutu said from my personal observation and experience in both this municipality and others. This is a critical position for our municipality. I would like to get a person who is cream of the crop. I know salary sometimes is a deterrent but it's a contract position. We can look at the status of the position. We have that authority as a board to do that. I would like to broaden the search even if we have to pay for a professional organization to do the search for us and they narrow the field down. They did an outstanding job with the Police Chief as I recollect. It ended up the candidate selected was the unanimous decision of this Board, was the same candidate that was selected by the citizen's committee, as well as the professionals that we had reviewing. I had a lot of faith in that process. My personal opinion is that we shouldn't go through the process of interviewing five people and find that we wasted this time when we can now actively recruit an agency to do a search for us. If it's the New England Planners Association or whatever it is, there's got to be an agency out there that deals specifically with a specific type of job for municipalities. Even in a broader sense, a lot of professional positions within a municipality that planning would be one of them. I think we should broaden the search now rather than later.

Selectman Routsis didn't know how long ago because you had mentioned you thought we had a lot more applicants in the past. I don't know who keeps track of those but do we have a record anywhere of who those people were that we may be able to reach out. Steve Malizia said if you're referring to the Town Planner, the previous Town Planner started here over 12 years ago. So that's a different world. I remember that we've advertised for example for Assistant Town Administrator and we had gotten 50 applications of which a few of them were probably not qualified. We'll leave it at that. I'm not saying that some of these people may not be qualified. I don't see that long-term experience. That doesn't mean someone may not be good. We're not throwing them out either.

Selectman Coutu stated I'm not asking to that we throw them out. I'm asking that we broaden the search and see if we can find 3, or 4, or 5 more so that it gives us a better perspective of what's available out there. Steve Malizia indicated when you use a professional firm like Municipal Resources which is headquartered up in Meredith who does a lot of this work. They sometimes have access to resources and/or a short list of people that they will directly contact and say hey this is a great opportunity. When we listed this position, I listed just the starting salary. I don't know if we listed the range if that would be more attractive. In other words, you list the starting salary but this Board has the ability to start somebody not at step 1. This is in the Supervisor's Association unit. I just listed the base salary. If somebody is sitting there saying yeah I'm not going to bother but if you list a range, you may get more interest. Again I'm not an expert in hiring people but sometimes that might motivate somebody.

Chairman Luszey asked did we offer relocation. Steve Malizia said we have not offered relocation.

Selectman McGrath asked if MRI is the agency you were referring to Steve. Mr. Malizia noted MRI is the agency I'm referring to. MRI is a well-known resource in the State of New Hampshire. They perform this type of work for other municipalities. I'm familiar with their work. I think most of us have had some exposure to them if you've been in this business for a while. I think they're qualified to do this sort of recruitment. Selectman McGrath asked have you reached out to them at all about this. Mr. Malizia indicated I reached out to them briefly when I was looking at what the possibilities were if we needed to bring in an interim person. Their person was the person that they would place in a position of this magnitude was in Florida for the winter. That may be an option that we may have to explore in an interim period but that's all I did. I did not ask them to do any kind of recruitment for us. I'm sure if I do, I'll get a quote and we can move forward. Again we did the Lowell Sun, the Manchester Union Leader. We did the local resource here. They may have other resources but frankly may have other recruitment techniques.

Chairman Luszey thought if we go to them we should do the range of the salary that we're willing to post and also offer relocation. We want to get outside the area. I think if we limit it to just the surrounding area where folks wouldn't necessarily relocate, we're bounding ourselves quite significantly. Mr. Malizia thought the language could be something along the lines of potential relocation costs. I'm not committing to anything until I see what it is. Chairman Luszey said with the wording you can do it so that you're not committing to it.

Just to continue, Selectman McGrath said I'd be comfortable having MRI do a search for us and at least talking to them and finding out what they would charge to go forward with that. I'd also like to suggest perhaps that if John Cashell depending on his situation, he may be someone to tap for helping us interviewing potential candidates. I don't know which one of you mentioned that we're looking for the cream of the crop. We had that and it's unfortunate that we don't now. He's been willing to fill in on his off day. He's willing to come in on Saturdays to continue to help us until we find the right candidate to fill those shoes. That might be something that John would be willing to help us with.

Motion by Selectman Coutu, seconded by Selectman McGrath, to authorize the Town Administrator to contact Municipal Resources Institute to get a quote on the service for a search for a Town Planner for the Town of Hudson.

Steve Malizia asked does that imply that I'm coming back with that quote at a future meeting.

Selectman Coutu said as soon as possible. As soon as you have it, we can get it on the agenda and the Board will decide. Personally the way I feel about your position, I think it's a decision you should make. I know you're not going to sell us out for \$100,000 but within reason. I'm of the opinion that if he says look I got a good price I'm going to go with it, I'm willing to back him up.

Steve Malizia indicated I'll certainly keep the Board informed. I'm not going to go out and do something about \$25,000.

Selectman Coutu knew typically what it cost. It's not \$25,000.

Chairman Luszey said if they're "too expensive" what are our options doing it ourselves again? Selectman Coutu said to broaden the search, go to Boston Globe if we have to, or the Herald and go to a larger paper. I'm sure Mr. Malizia could research the New England Planners Association to reach out them. There are a lot of people sometimes willing to relocate and I never thought of that. That's not out of the realm of possibilities for me if we're going to get a good person.

Selectman McGrath also suggested when you talk to MRI that you also get the cost for having an interim Planner if we need one.

Vote: Motion carried 5-0.

Selectman Coutu thought we can do this by consensus that we ask the Town Planner to get a hold of Mr. Cashell and see if it's possible for him to fill in on an interim basis until we get through with the search and what hours would be available and does he think from his perspective and experience that it would be sufficient to meet the needs of the town for the time being. We're getting into a season where the applications are going to increase. I would like to be prepared. If Mr. Cashell can't put in the time, then we can look at the quote from MRI.

Steve Malizia indicated that's where the MRI part comes in. Right now Mr. Cashell is willing to commit those Fridays and possible Saturdays and the meeting evenings to us. If the load gets heavy, that's where the MRI interim contract service comes in.

Selectman Coutu asked we're looking at a combination of both. Mr. Malizia presumed that we'd use both because I think you want Mr. Cashell's experience to at least give assistance to that at least for some period of time.

Selectman McGrath noted not only that but he has a lot of history with the Town of Hudson. One of the things when he was here and still now as the Town Planner, he also interacted with the Town Engineer, Code Enforcement, Zoning Administrator and helped those people to understand any historical issues with the properties. He was able to fill multiple roles as opposed to just Planner.

Chairman Luszey stated back to the appointments of Selectmen for the interviewing committee.

Selectman Routsis honestly said I don't feel I know enough about planning and what this position entails to be of value to picking a new person for honestly that position. I can interview a person I have no problem with that but having to know the consensus of what their background is and what they know and what's required of them, I don't believe at this point that I know enough to honestly be of value to that committee.

Selectman McGrath felt that I do have the background and the credentials to fill one of those roles. I would like to fill one of those roles.

Selectman Coutu told the Chairman you do what you feel is necessary. I'll support whatever you do. Chairman Luszey asked would you be interested. Selectman Coutu noted I indicated that but it wouldn't bother me if you appointed yourself. I don't think that we've allowed for the Chairman in the initial. I have no problem with whatever you want to do. I'm fine with it. There will be no animosity on my part.

Selectman Morin said if you need somebody but it will be a very big learning experience for me.

Here's my thought on it. Chairman Luszey noted you've got the longest run ahead of you on this Board. The rest of us are a shorter duration. I think it would serve the Board well for you to start getting immersed in stuff. What I'm proposing is to have the Board appoint Selectman McGrath and Selectman Coutu as the primaries with you there as part of that team as a learning exercise and even participate in it.

Steve Malizia noted that's a meeting. Selectman Routsis stated it would have to be a public meeting. Steve Malizia said I'm not so sure you're going to get a lot of candidates coming into a meeting. Selectman Routsis said once you have three people, it's a meeting. Chairman Luszey indicated only if all three of them get together at the same time. Mr. Malizia agreed but the way you were talking, it sounded like they were all going to be there at the same time.

Selectman McGrath said if we're interviewing candidates, the candidates are there and there's three of us, then that constitutes a Board of Selectmen meeting.

What Steve Malizia envisioned is this is a committee to cull down hopefully what is a qualified pool of people. What you're trying to get to is finalist where you will all participate in interviewing them and not to short anybody. I realize we don't have all the same experience but what you're trying to do is cull through a pool of people to get down to it could be 4, it could be 3, it could be 5, whatever the committee decides to bring forward to this Board as a whole. It may not be the easiest thing to do in your first assignment. Certainly you can look at anything at any point in time but you're trying to cull down a pool to get into here. I'm just concerned if you have three people why don't you just have all five. You don't want to interview every candidate.

Chairman Luszey indicated the process I would think would be one where they would look at the paperwork first. Mr. Malizia agreed. You always review that. Selectman Coutu noted we've been through this before. We're good. Mr. Malizia said we've done it with two before which is a good system. Selectman Coutu indicated the selection was lousy. I'll say it. No longer here. It works. I think if I'm not mistaken Mr. Malizia you pretty much narrowed it down for the committee. I was not on that committee but it was in agreement to narrow it down to X number of candidates and the one selected was not my choice.

Steve Malizia explained let's say you get 30 candidates. I'm not saying you're going to get 30. Your role might be 8 to 10 to get to an interview stage with this interview group. From that if you can't get down to 3 or 4, then it's not working right. Then those 3 or 4 come here to this Board and that tends to work well because it's a cross section. You're getting a bunch of different viewpoints.

Selectman Coutu noted then Selectman Morin as well as Selectman Routsis and Selectman McGrath and I. Selectman Luszey will be involved in the interview. Mr. Malizia said at any point, people can certainly look at all the resumes. Selectman Coutu said the final analysis three votes from the five of us is going to determine who the next Town Planner

is going to be. I think the rest of the Board will rely heavily on - if it's Selectman McGrath and I if that motion is made, what our input would be at that point. The obvious candidate will stand out. I trust especially Selectman McGrath. She has years of experience. Generally speaking, Mr. Malizia said that's usually the way it works.

Chairman Luszey indicated that would be my first choice is you two. This is a key role. I think we ought to have some discussion at our next meeting to talk about what some of the expectations are that we're looking in out of the candidate. I don't think we've really done that. I've talked about an active planner versus I should say because the planning role has a huge amount of responsibility in the economic development of the town and we need to talk about that role specifically. The planning piece is kind of - I won't say mechanical but it's very methodical. There's a skill set that goes with that. Economic development is a little different and we all need to be on the same page I think when it comes to that what we'll be asking that new person to do. That's kind of where I'm at.

Motion by Selectman Routsis, seconded by Selectman Morin, to appoint Selectman McGrath and Selectman Coutu to the previously formed Town Planner Interview Committee, carried 5-0.

8. NEW BUSINESS

A. Fire Station Build

Chairman Luszey explained the reason I had this put on the agenda is that when we did funding for the renovations for the Central Fire Station, there's a process that goes through to get work started and done and we waited for the fiscal year to actually start to do that work and the community felt we were a little bit late in getting things going even though there was work going on in the background of meeting with architects and scoping out the exact changes that had to occur once we knew what we had for funds to work with.

For this project what Chairman Luszey would like to do is get a consensus out of the Board that we ask the Chief to submit an RFP within the next few weeks out to bid so that we would actually have a contractor selected. We would know what the building prices would be and we would be ready to put a shovel in the ground July 1st. That way there we would not just be starting the process which is about a 2 ½ to 3 month process to get to that point. That's my thought.

Selectman Coutu said to Mr. Malizia again to you. If we were to start the process which I'm not opposed to, that gives us the opportunity then to - no we can't encumber something we don't have in our pocket until July 1. We would have to ask whoever is going to do this. Mr. Malizia presumed we'd predicate anything on July 1st or later start date. So when they would do their quotes, they would understand that no work, no payment, no contract until July 1. Selectman Coutu stated "good". I just wanted to make sure it's clear.

Chairman Luszey asked is it no work or no payment until July 1st. You can't enter into a contract.

Selectman Coutu was thinking of encumbering the money but the money is not in our pocket until July 1st. So you can't spend what you don't have. Steve Malizia thought there was language in there that we gave ourselves five years - and I'm not saying it's going to take five years - so that it's automatically encumbered. We made that commitment because things take time. This is one of those years. This isn't one of those years.

Selectman Coutu noted the only thing that concerns me was that I have always been somewhat concerned about the estimate to build that was put out there on the basis of what I've seen bids coming in for other fire stations of the same size. Some a little larger but the one I'm thinking of is Westford. It was \$15 million. What happens if the lowest bid we get is \$4 million? Chairman Luszey indicated then we know before we have a real problem. Selectman Coutu wanted to know that this is not a sure thing. We're not in a position to spend \$4 million.

Chairman Luszey said no we're in a position to spend \$2.9 million. We upped it because of the lag and the new estimates based on construction - inflation. That's where I'm at. Hopefully if we can get it out there, we can get some good pricing right now.

Selectman McGrath said whatever we get, we need to make sure that we have contingency fees built in so that if they run into a problem they're not coming back looking to dip into the town coffers any further than what we've got. Chairman Luszey stated it's actually in that money there is contingencies. Selectman McGrath noted everything seems to grow. We had next door and that grew. Not by huge amounts but it grew nonetheless. Chairman Luszey said this is slightly different. You're not working with an unknown. It's all brand new. If there's any unknowns, it's whether or not it's in the ground literally.

Selectman Routsis asked are we using a design build firm or are we using a design and then finding the build. Chairman Luszey said the request would have been my next comment is my suggestion that we go out and do a design build versus hiring an architect, go through the architectural design, and then go out and look for a contractor. From my point of view, we're spending unnecessary funds on just a pure architect given the amount of change orders that usually take place after you get an architect design done.

Selectman Morin asked they're going with the Londonderry plans right. Chairman Luszey stated the answer is the Londonderry plans is what the scope of work will be defined from because we don't own those plans. If we were to use them, we would have to pay the architect. I don't want to pay architectural fees. That's kind of bottom line.

Selectman Coutu said I'm beginning to feel like I was sold a bill of goods. I was told we have the plans. So those were the plans I expected we were working from. Chairman Luszey indicated we don't own them. Selectman Coutu said we were never told that. We were told we have the plans. So my impression was we have plans. We can use them and we're going to do it with that.

Chairman Luszey explained my understanding is, and I'll get clarification is that we don't have the right to use. We may own them for reference material which is different than owning to build from. The cost is very different. Architects want to recoup their money.

Selectman McGrath wanted to make one brief comment. I have to because I wouldn't be true to myself if I didn't. I didn't support this when it was proposed. I don't support it now however the voters have spoken. They felt that they could afford to do this and wanted to do this. I've got to say that my gut tells me that we're going to regret this decisions in years to come once it's built, once we have the traffic issues. This is one of those things where much like the Police Department when that was built, everybody wanted to rush to get it built because they saw a need for it and granted everybody could see the need. It was just the location. You take a location because of the desperation that you feel to build but it doesn't turn out to be the right location. That will be the last time I talk about this.

Chairman Luszey stated that was in my original request is do I have a consensus to have the Fire Chief submit RFPs for that building so that we can have something ready to roll July 1st. Selectman McGrath said yes as did the rest of the Board.

B. Real Estate Services - 4 Bridle Bridge Road

Chairman Luszey recognize Town Administrator Steve Malizia.

As everyone recalls, Steve Malizia indicated we have tax deeded property located on Bridle Bridge Road. It was formerly a salvage recycling yard property. It's laying vacant now for over three years. It's time for us to dispose of it. I was given permission to solicit real estate bids for real estate services to sell this property. I went out directly to 18 realtors, NHMA classifieds, the Union Leader, and the Town's webpage. We got four responses. Basically I've put a table together I believe on page 4 that sort of takes those responses and just sort of kinds of tabulates them. They range in commission rates. They range in recommended list price. My recommendation after reviewing this and I reviewed it with Jim Michaud who's a little bit more of a property expert than I am just to get a census. The agent for Keller Williams I think did the most due diligence. When I say that what I mean is he checked every box. He did his property comps. He obviously included a sample contract. He to my knowledge is the only one that went out to the property. I actually took him out to the property upon his request and he went through the building. He went through the property for about an hour. It looked to me like he exhibited due diligence. I'm not criticizing anybody else. I'm not aware that anyone else went out to the property. If they did, they didn't go inside the structures on the property because we have keys and nobody came and got them.

Overall Steve Malizia thought that he exhibited professionalism. I think he has an organization behind him that has the ability to market the property. It's a challenged property. It's got stuff on it. Just one little side note. About 2 or 3 weeks ago, we got a phone call hey some of that stuff is gone. I went over there with the Town Engineer because he's been out there and looked at it. Sure enough there was a crane and some other mobile equipment that had left. We had blocked it off. I filed a police report. The police investigated and found out that a repo company who has title to it repo the property. It would have been nice if they told us. Nonetheless, they did us a favor. There's not as much stuff on the property. The building looks to be in decent shape but nonetheless it's a metal building. Somebody may choose to do something different with it. We're going to sell it. The last page of this document basically shows you this is an addendum that our attorney prepared that basically says "as is, where is". We're not warranting anything. We're not guaranteeing anything. You own it. You own everything on it. It's going to be you the buyer's problem.

Chairman Luszey asked does that include hazardous materials should they find it. Mr. Malizia stated we have to give them permission to test and find it. We're selling it as is. We'll cross that bridge when we come to it. We were aware that there are two above-ground tanks that were registered with the DES. That's what we're aware of. We have no other paperwork, no other filings. I'm not saying there is. I'm not saying there isn't. I don't know. I'm not sure I'd recommend you rip the property up and looking. Somebody is going to take this property and they're going to deal with it. That's probably going to be reflected in the listing price. This is not going to be a million dollar property. Anybody who tells you oh yeah let's list it for 550 or 750, it's just blowing smoke in your face. Again looking at what we got, the most complete response came from the agent from Keller Williams. Again I've reviewed it with Jim Michaud. Neither one of us know him. We've not worked with him in the past. I believe that that commercial real estate business would be of a service the needs for this property.

One other thing Steve Malizia said I'll mention, you don't have to list it for the price he's recommending. That was just his assessment of it. If the Board wants to start a little higher, we could start higher. We're not bound by that number. That was his value based on the comps that he ran and it's not always easy with these types of properties to get comps. This is one is a bit distressed. There's probably not a lot of other tax deeded distressed properties of this size in this location. It would be my recommendation based on what I saw in concurrence with Mr. Michaud that we engage the services of Keller Williams in this property.

Selectman Morin asked did anybody happen to say a worthy if we're going to sell it with what's on it and what possibly could be on it. Steve Malizia explained when we do a property disclosure...Selectman Morin asked what are the chances of selling that property. Mr. Malizia said pretty good. We've had interest already. We've got people that have contacted us. I suspect they're bottom feeders and I don't mean that derogatorily. I think they're looking for a bargain. They might be bargain hunters out there. I think it will have some level of interest at the right price. If you ask for \$1 million, it's going to sit there. If you ask for 400, maybe somebody comes back with 375, I'd recommend you take it. It's a distressed property. We don't need it hanging around quite frankly and we don't have a need for it that I'm aware of.

Selectman Coutu asked you know how we get a worksheet telling us what the tax lien is and how much they owe us. Mr. Malizia indicated we're past that. We get to keep all the money. I didn't think that was necessary at this point because you get every dollar. Just so Selectman Morin knows, after three years of a tax deeding the right of redemption by the former owner or any lienholder is extinguished. We can sell it and keep all the proceeds.

Selectman Routsis was okay with the \$369,900 for a price if he did comp checks. He's going to know better than us. Steve Malizia stated he did but I'd almost want to maybe go a little higher and maybe come back with a recommendation to the Board to do so. I'd like to get the agent hired so that we can work a little bit closer and just say really let's realistically...we all want to get a number but I'd like to get somewhere.

Motion by Selectman Coutu, seconded by Selectman Routsis, to award the bid for Real Estate Services for the sale of tax deeded property located at 4 Bridle Bridge Road to Keller Williams Realty, Douglas Martin, agent, carried 5-0.

Selectman Coutu said I'd also like to recommend that by consensus we authorize the Town Administrator to meet with if he agrees to take the property. Right now we're offering it to them - he hasn't agreed - to meet with Mr. Martin and arrive at what Mr. Malizia would think would be a fair price so that we have some leverage on the downside. Steve Malizia said I'm thinking \$399,000 maybe is a nice sweet spot. It's a nice little number right there but we'll see. I'll talk to him.

C. Revenues and Expenditures

Chairman Luszey recognized Town Administrator Steve Malizia.

Steve Malizia noted these are through February. I realize it's near the end of March but I got them later. Our Town Accountant was out with an issue. Basically this is through the end of February. So we're two-thirds of the way through the year. The only area, and I'm not concerned, concerned but we're keeping an eye on is the Highway Department. Obviously with that last storm. Kevin is probably going to come in empty. When I say empty, we may have to pony up that money to fix that second truck. If you recall, we were doing some truck repairs. He talked to KC and I today. We're going to talk next week and probably come up with where we're going to get the money for that \$40,000 something. His is really the only one right now that's identified an issue. Everybody else looks reasonable. I don't think we've even dipped into the contingency. Heading into the last third of the year, I think we're in decent shape. Revenues continue to do well for automobiles. They really are doing very well. You bumped up that budget and it's still doing well. It's not going to last forever but people seem to be optimistic and they're either registering new cars, more cars, or some combination of the two but we're getting the benefit of that in that revenue.

Selectman Coutu noted the only red flag that I saw on page 6 of the report which is the first page of the revenue a third of the way down 3194-204 which is the interest and property tax, why did we anticipate getting \$300,000 and we only have \$65,000. We've only collected 21.8 percent but we expect to be 66 percent. Steve Malizia thought the lien goes out - I'm trying to remember the month that it goes out but we have not done that lien process yet for that second tax bill. I think its April it goes out. That's when the interest starts accruing. I think that's part of it. It's not a linear number. Selectman Coutu asked its interest accrued not interest collected. Mr. Malizia believed we recognize it when we put it on the books whether we collect it or not.

Chairman Luszey said we had this conversation last year.

Steve Malizia indicated that's why it's called "revenues and expenditures" not "budget to actual".

Selectman Coutu noted debit is not always a positive. I learned that in accounting 1.

Generally speaking, Mr. Malizia said it appears that we're in a reasonable healthy time-frame right now as far as our revenues go. Again with the exception of Highway right now, I believe the rest of the budgets are on track.

D. Elections - Board of Selectmen Chairman and Vice-Chairman

Chairman Luszey recognized Town Administrator Steve Malizia.

Steve Malizia explained this is typically the meeting that this Board accepts nominations for Chairman and Vice-Chairman. With that, I believe it's up to the members of the Board to nominate a candidate for Chairman.

Selectman Routsis stated my thoughts on this are - and since I've only been through my first year - I don't understand why we change our Chairman and our Vice-Chairman each year. A person can have a thought process, a plan in place, or a plan that they are working on and then at the end of their year someone can come in and they can have completely different thoughts and different moving forward visions. With that being said, I want to nominate Selectman Luszey to be Chairman and Selectman McGrath to be Vice-Chairman again. This past year went well. I don't know what Ted may or may not have in the works. We worked on our long-term goals and I think that's something I would like to continue working on.

Motion by Selectman Routsis, seconded by Selectman McGrath, to close the nominations and appoint Ted Luszey as Chairman of the Board of Selectmen.

Chairman Luszey asked if there were any other nominations. Seeing none.

Vote: Motion carried 5-0.

Selectman Routsis believed our Vice-Chair has done a good job with it when you've had to step in.

Motion by Selectman Routsis, seconded by Selectman Morin, to close the nominations and appoint Marilyn McGrath as Vice-Chairman of the Board of Selectmen, carried 5-0.

9. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Coutu - I don't have much but my dander is up and I'm a little upset. I'm going to voice it whether the person I'm going to speak about likes it or not. I resent when one of our public servants who goes above and beyond to serve our community year in year out, especially a position Mr. Chairman and members, my fellow members, that is an elected position and no one ever seems to want to run for. I take exception to the Speaker of the House suggesting that I would expect that he's talking about Mr. Inderbitzen because Paul Inderbitzen made the decision to postpone the election. That he is involved in voter suppression. A move that would suppress voters from wanting to come out and vote. I know Mr. Inderbitzen. I consider Paul a friend. I am no Paul Inderbitzen. I'll say that right out front but I know that he takes this very seriously and so do the other 88 moderators in this State who decided to do the same thing. To suggest that we should have conducted the election on that day given the weather conditions is sheer insanity. Sheer insanity and to suggest further that our Town Moderator as well as other respected moderators throughout 88 other communities - well we're among the 88 - that 88 moderators throughout the community are involved in some conspiracy. I don't know how else to put it. I'm not quoting anybody - these are my words - to suppress the voters of the State of New Hampshire.

Selectman Coutu indicated given what was on the ballot this year compared to last year and previous years, I think we had a great turnout. People came to me and other Selectmen who served there can attest to what they heard as can Selectman Morin. People were appreciative of the decision to move it. I didn't have a single person come to me and say why didn't you have the election on Tuesday. We all knew why. We didn't want to endanger the lives and the safety of our public. We can't afford to have our police officers out there chasing down motor vehicle accident, and poles coming down, and whatever else the Highway Department was involved in on Tuesday. We had tree limbs down. That involves our public servants, the Fire Department, and the Police Department, and in the Highway Department. I'm grateful that Mr. Inderbitzen made that decision. I put in for a vacation day on Tuesday so I would get paid to be at the poles. I lost a day's pay as a result of this. I am not upset about it at all. I thought it was to do otherwise would have been a disservice to our community. I'm glad he stood his ground despite what the Governor said, despite what the Attorney General said, and it is not my impression that the Governor or the Attorney General insisted that we have elections. It was suggested that it might be okay to have the elections. Well it wasn't okay and Mr. Inderbitzen called it right and I'm glad that he did. I resent the fact that the Speaker of the House who is a resident of our community who didn't even bother to vote anyway because he said it was in his opinion an illegal election. It was not an illegal election. I thank Mr. Inderbitzen for his decision. That's all I've got.

Chairman Luszey asked to add to that. The Moderator actually sent out the results of the election and along with that he attached some stats for I think it was the last 10 elections. If you were to take a look at that, we had 16,763 registered voters this year. We had 2,534 voters show up. In 2011, we had 16,435 - just a few difference. We had 2,560 show up. For anyone to say that we were out of the ballpark, we disenfranchised anyone, it would be my belief that any voter in the town that wanted to vote voted. Based on the numbers that I see here in terms of percentage of the population voting, there is no significant difference.

Selectman Coutu reminded the Chairman last year there was serious debate about the fire station. That was lacking this year. There was the replacement of the track. The kids went out and they recruited voters and their parents to vote and there was a major teacher's contract. So there was a large contingent from the school side that did come out to vote because it was of a special interest to them. Voters say to me all the time well how come this got passed and that got passed? It's because the people who stay home who could really decide an election decided to stay home. You get what you put into it and if you stay home don't come complaining to me. My first question is always going to be did you vote.

Chairman Luszey said the turnout to me was average. Selectman Coutu considered it average myself. If I thought there was anything that would even suggest voter suppression, I'd be jumping all over instead of this.

Selectman McGrath - Selectman McGrath asked to add my two cents to Selectman Coutu's remarks only because I was there all day on Thursday. I got there before 7 and I didn't leave until late in the evening. I don't know how many people I encountered. I was down by the ballot boxes a lot of the day but I was meandering throughout the area. There were a number of citizens that stood up and yelled "THANK YOU FOR HAVING THE VOTING TODAY". It wasn't just coming up to me and saying it. They were making an announcement to everybody that was within hearing range which I thought was pretty remarkable because you don't hear that often.

Selectman McGrath stated I'll make two other comments about this. I was prepared to hear remarks from the Speaker if he came tonight. I thought that he was going to do that. My position on any remarks that were made concerning the decision to postpone the voting because of severely hazardous driving condition, walking conditions, I consider the source and I dismiss it because I think that that's the appropriate way to handle it. Beyond that one of the things that I thought in thinking about postponing the election and to a second day later in the week. There were a number of people, a number of people that are disable and elderly that came through the polls and needed assistance and didn't want to have to walk very far. Can you imagine them walking across a snowy, windswept parking lot trying to get in to exercise their right to vote. I makes no sense at all. I think that to even suggest that that would be appropriate is just remarkable to think that anybody would think that that would be okay.

Selectman Coutu said it's tantamount to insanity.

Selectman McGrath noted it goes beyond that but that's all that I wanted to remark about the election. The other comment that I have is to publicly welcome Mr. Morin to this Board. I look forward to working with you over at least the next year that I'll be here and perhaps longer who knows.

Selectman Morin - Really not much. I'm looking very much forward to serving the town again, working with all you people, and I thank the voters of Hudson very much for their support. Like the rest of the Board, Chairman Luszey said welcome.

Selectman Routsis - Selectman McGrath and Selectman Coutu said everything very eloquently. I will just mirror what they said. I also just want to mention again that we did have Mr. Inderbitzen at the polls on Tuesday along with our Town Clerk just in case anyone came in and we had a very, very low turnout. So Thursday was absolutely the best decision we could have made. Welcome Selectman Morin. The first year is the most exciting. It gets a lot easier once you hit number two when someone else is here. That's really all I have.

Selectman McGrath asked to add one more thing. Mr. Inderbitzen - I meant to mention him. I've known Paul for as long as I've been involved in town - a number of years. Paul is one of the most dedicated, compassionate, thoughtful people that we have doing volunteer work for the Town of Hudson. To think that he would make a decision that would take away the voter's rights to have their voices heard is just beyond the pale not only that but Paul works in the medical field and he would be very aware and cognizant of people that have disabilities and difficulties transporting themselves and getting into a voting place. Just to support Paul.

Selectman Luszey - I just have a couple of items.

- Bill Cole - Hudson Traffic

Back 8 maybe 10 weeks ago, Mr. Cole sent us an e-mail regarding a citizen's task force to study Hudson traffic. I responded to it and he wasn't pleased I guess with the response I gave him and again challenged us as to whether or not we feel there's any value to a citizen's task force to take an outside view look at possible solutions to the Hudson traffic study. I replied to him that at this meeting I would bring forward his comments and if this Board is willing to discuss this at our first April meeting, we would invite him to participate in that discussion as to what are some of the possibilities as to how that group would get formed, how we'd get volunteers to sit in on it, and how we might get information and solutions from him. That's kind of where I'm at.

Selectman Routsis stated I politely say this. From what I've learned in the year that I've been here, that has - I don't want to say beaten to death but we've done everything that we can. We looked at every potential solution and we

haven't been able to find anything. We have a hard enough time as it is though finding volunteers and people to devote their time to the committees that we currently have. So now we're looking at potentially forming another committee and asking people to come help out for something that we've already looked at from every potential angle we could when we can't get people to volunteer for other things.

Chairman Luszey indicated that was his response is we've done that. I believe he is of the opinion that we look at it from an angle or a view of a town solution and someone out there may be looking at it from a total different perspective. That's not badness. I told him in my former life I viewed outside group to take a look at things that I was doing to be very useful because you get entrenched in a way of thinking about problems and to have someone put a set of fresh eyes on it sometimes helps. I'm open to that. I don't believe we should spend a whole lot of time trying to go out and recruit people. Either there's people out there that want to do this and if he wants to help them do this then I'd be okay with them working on it for a few months and coming back with whatever solution they may have.

Selectman Coutu asked are you asking for a consensus whether or not we should do this or are we going to keep making speeches.

Selectman Routsis didn't think we should and the reason I don't is because we tried the same thing with the polling places. We have 2,500 people at least each year that say it's horrible. We need to change it. We need to come up with a solution and we couldn't really get a lot of people to volunteer for it. I just don't think people will volunteer for it. I don't.

Selectman McGrath agreed. We should go forward and let Mr. Cole if he's willing to head up a group of people to look at it on their time, I don't have any objection to that at all. He has a large following which I think we're all familiar with because we see the e-mails. He's got quite a following. He may know a number of people that are willing to take a look at it. They may come up with something that we would never in a million years think of. I'm willing to let them go ahead and do that.

Selectman Routsis said we had already said we were okay with him doing it. That I'm totally fine with. I don't think you were here the night we said it I think. I don't think that we need to get together with him and come up with ideas on how to do it. I think we stay with what we had said before and if he would like to do it by all means.

Just so I understand. Selectman Morin reiterated you said he was going to come here and just tell us. We weren't going to get in a conversation with him on how it was going to get done. We were going to hear what he had planned and then have him run with it. Is that what I understand what you were saying?

Chairman Luszey indicated that's basically what I'm saying. Invite him in to tell us what his thoughts about he would go about doing it and if he wants to do it great. Selectman Coutu said he's going to tie us up. Chairman Luszey didn't believe it's a task or committee that this Board would undertake.

Selectman McGrath stated let's face it. Bill has dedicated a lot of his life to the Town of Hudson. He served on the Board of Selectmen for a number of years. He served on the Planning Board. He served in other capacities. If he's willing to volunteer his time and head up some group to try and take a look and see if they can come up with some logical solutions for traffic, I'm certainly willing to let him do that. I give him the respect that I think that he deserves. If he's willing to do that, he's not asking us to dedicate time or staff to it, he's going to head up his own group and I'm willing to listen to what he has to say.

If Chairman Luszey understood his e-mails, I'm not sure that is his intent and that's why I would like him here to have that discussion because I think he wants us to go out and bring a group of citizens together to go off and do this. Selectman Routsis noted that's what I got from his e-mails.

Selectman McGrath noted well I guess I read it differently.

Chairman Luszey thought that's why he needs to be here and have the 15 minute conversation with them to put this to rest once and for all.

Selectman Coutu stated that's why we have NRPC and I was going to take everybody up on the challenge. There was a Letter to the Editor. You've suggested it. Former Selectman Maddox suggested it. I was going to join NRPC and challenge them. I'm here now let's get to work. You want to do this. We have a traffic problem in Hudson. I'll tell you where the corridors are - 111, 102, and Lowell Road. What are we going to do? I'll sit there for a year and listen to them and come back and say now are you going to still give them \$19,000 because I know they're going to do the same thing this year they did last year - collect the \$19,000 and give us nothing.

Chairman Luszey noted we have a flag in the budget book that says when that bill comes in we vote on it.

Selectman Coutu said I am willing to sit on the NRPC and to work with them to come up with a solution for our traffic problem. Supposedly we're supposed to have this new corridor over here and all these lights were supposed to solve

some of this problem. I don't think it has. I think it's gotten worse. That's another topic for another day. I wouldn't mind serving on NRPC. I'm not going there to be contentious. I'm going there to say what can you do for Hudson and whatever we can do let's work together and get it done. That's what I want to do. You've served the last year. I don't think you got anything out of them and we're getting the bill. To have another citizen's committee tell us what basically I think we already know to me is just going to consume a lot of our time because he's asking for resources. He's asking for the use of municipal employees and some resource from what I read from it.

Chairman Luszey said my response was that was not available to...Selectman Coutu knows but that's not what he requested. I think we're going to have a tete-a-tete over that. We're just going to go back and forth for a long time over this when we could already get the thing going with NRPC. Again my position is no.

Up until what Selectman Coutu just said looking for the resources through the town stuff, Selectman Morin said I was good with bringing him in just to hear him out but if we're going to go to that point, Selectman Coutu made a perfect point. We already know what the problems are. At this point if he's looking for all kinds of help from the town, I would disagree with it.

Chairman Luszey stated so it shall be. My second topic and therefore I will put something together. I know what the Board's consensus is and that is we're not going to entertain another committee.

HB251. Chairman Luszey was not sure if everyone was copied on HB251. I don't know if you were. Quick rundown. It started actually last year. It is the bill that if it gets through the Senate and signed, it will require all capital reserve funds to be posted on the ballot as a proper warrant article. Steve Malizia interrupted and said actually the term is "special warrant article". They will be either separate or there will be a compilation but they will no longer be allowed to be funded through the budget. So you theoretically would have up to 15 or so warrant articles added to your warrant to fund ambulance, to fund water repair, to fund sewer repair. That's what that bill DRA is trying to force. We've been opposed. Any reserve fund.

Chairman Luszey indicated the heartburn that this Bill gave me personally is we went down this road of creating capital reserves to allow us to stabilize tax rates over the long period for major expenditures that we know are going to occur whether it be roofs, ambulance, fire apparatus replacements, whatever. By having to put these capital reserve funds back on the warrant, it gives us a level of instability that I believe will cause us issue because there's no guarantee the voters will reapprove them every year give the issues of the day. I would ask this Board consensus to write up a letter to our Senator because it has passed the House. Steve just found that out later this afternoon. It's gone through the House. It's now in the Senate. I'd like to send a letter to our State Senator Carson. Mr. Malizia said this is actually a letter to the Chairman of the Committee that it's in. You would call our Senator. Chairman Luszey noted I would call saying you've got to help us get this defeated.

As Selectman Coutu recollected, this is a strong Republican supported Bill. Mr. Malizia indicated I couldn't tell you. It came through the House. My understanding is the Department of Revenue Administration asked for this Bill. Selectman Coutu replied this is sheer insanity. Sheer insanity to the municipalities of this State. Just like the Right to Work legislation.

Steve Malizia explained NHMA proposed a compromise where your town you could put an article on your warrant next year and say to the people would you like to adopt this particular language that allows us to do this. Then we would get the voters consent and then go do it the way we've been doing going forward. DRA and the folks behind it don't even want to do that. They want to force us to put special warrant articles on our warrant every year to fund every capital reserve fund that we choose to fund. Again our concern is somebody doesn't like some one year and your ambulance program gets off kilter or all these other reserve funds that we have. Again they were all properly established by the voters. They're all properly expended either through the voters or this Board who has the authority. All this simply is is the funding. The funding in my opinion if you go through our budget, there's a page right in the front summary section that shows you everything we're doing with the capital reserves and you can find it in each of the departments. There's been some argument there's no transparency. I think if you go on our webpage and you start looking through the budget, a reasonable person should be able to find it. It's not hidden. It's just not on a separate warrant article which is what this Bill is trying to force. It's unclear to me is it one article for each? Can you accumulate some and put them into one article so maybe cut down on the articles? Of course if you do that and there's one in there nobody likes, they don't vote for any of them. What does that force us to do? We'll just put the money in the budget to spend it as opposed to saving for something. If it comes up as an expense, we're going to do it this year and to heck with the capital reserve funds. I'll take my chances with getting the money to do it. I can just see things not succeeding.

Chairman Luszey commented that's where the tax rate becomes unmanageable.

Steve Malizia said it's taken the fiscal responsibility in my opinion out of your hands where you're trying to manage this and putting it out there and maybe folks don't understand the implications. I can tell you if I walk in a voting booth and you hand me a 6 page ballot and the last 15 of them are warrant articles for this, I'm probably going to start going no because there's just so many warrant articles. You're trying to balance this with respecting the voters need to be careful with the money.

Chairman Luszey said be careful with the money but also I mean you take a look at - we had an ambulance to use the capital reserve this ballot and that was how many thousands of dollars. Mr. Malizia indicated close to 200. That program has been around since the early '80s. Chairman Luszey said if I understand what this Bill would do is we may lose that capital reserve fund. Mr. Malizia said you would be required every year the money that you put in there let's say it's \$70,000, you would have to put a warrant article on the ballot that says shall we raise and appropriate \$70,000 to put into this reserve fund. Furthermore when you want to spend it, you'd need another one to take it out which you already do. So now you're asking permission to put the money in in the first place. This town has done ambulance capital reserve fund - Selectman Morin will tell you - for many years. It was properly approved for at least 20 years. It's successful. It works. The appropriation does get put on the ballot because it's the voters. The voters are the agents to expend.

Chairman Luszey stated all I'm asking is consensus to get a letter up to the Senate. I'll call our Senator and see if we can't get some support in getting this thing nixed. It's not good for us.

Selectman Coutu said I'm all for it.

10. NONPUBLIC SESSION

Motion by Selectman Coutu, seconded by Selectman McGrath, to enter Nonpublic Session pursuant to RSA 91-A:3 II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted, carried 5-0 by roll call.

Chairman Luszey entered into Nonpublic Session at 8:11 p.m., thus ending the televised portion of the meeting. Any votes taken upon entering open session will be listed on the Board's next agenda. The public is asked to leave the room.

Chairman Luszey entered open session at 8:40 p.m.

11. ADJOURNMENT

Motion to adjourn at 8:40 p.m. by Selectman Coutu, seconded by Selectman Routsis, carried 5-0.

Recorded by HCTV and transcribed by Donna Graham, Recorder.

Thaddeus Luszey, Chairman

Marilyn E. McGrath, Vice-Chairman

Roger E. Coutu, Selectman

Angela Routsis, Selectman

David S. Morin, Selectman