

HUDSON, NH BOARD OF SELECTMEN

Minutes of the February 12, 2019 Meeting

1. CALL TO ORDER - by Chairman Coutu the meeting of February 12, 2019 at 7:01 p.m. in the Selectmen's Meeting Room at Town Hall.
2. PLEDGE OF ALLEGIANCE - led by Selectman Martin.
3. ATTENDANCE

Board of Selectmen: Roger Coutu, David Morin, Marilyn McGrath, Angela Routsis, Normand Martin

Staff/Others: Steve Malizia, Town Administrator; Donna Graham, Executive Assistant; Fire Chief Rob Buxton and members of the Fire Dept.; Dick Empey; Chief Lavoie

4. PUBLIC INPUT

Chairman Coutu asked does anyone in the audience wish to address the Board on any issue which the Board has control of at this time. Seeing none.

5. RECOGNITIONS, NOMINATIONS & APPOINTMENTS

- a) Recognition of Firefighter Andrew Perkins

Chairman Coutu told Andrew Perkins what a pleasure this is. These are the kinds of things we like to do. We are presenting you with a Certificate of Recognition. It's awarded to you Andrew Perkins. The Board of Selectmen recognize you, Andrew Perkins, for saving a young man's life who was on a bridge on the other side of the guardrail ready to take his own life. Andrew and another motorist tried to talk to the young man to no avail. As the young man started to jump, Andrew and the other gentlemen leaned forward and caught him, calmed him down, and stayed with him until emergency personnel arrived to transport him to an area hospital. With Mr. Perkins' cool headedness, willingness, and assist while off duty as well as his lifesaving skills expertise, he was able to save a young man's life so he could see another day. Andrew you've made the Town of Hudson proud and we are very proud of you.

6. CONSENT ITEMS

Before I entertain a motion on the Consent Items, Chairman Coutu asked a question about one. There's a solicitation request relative to the Nashua Masons C.1. There's no paperwork with this. How do we know that this guy is authorized to represent the Nashua Masons? I have two names. Both have the same first name and two different last names. Both listed at one address. I don't remember ever having the Nashua Masons come to us. There's no correspondence. No letterhead.

Donna Graham noted Raffle Permits we do not have anything attached. They come in and fill out the form. Chairman Coutu said anybody can just walk in and say they belong to an organization and they're going to have a raffle. Donna Graham said they're having the raffle at the Birches in Hudson. It's required to have a Raffle Permit if they're raffling items off in Hudson. Steve Malizia indicated fraternal, social, any kind of event, that sort of organization can do that. Chairman Coutu said that's fine but how do we know that this is legit?

Having done a few raffles, Selectman Routsis didn't necessary say that they're for the Masons. I'm saying they're doing the charity for the Masons. That would be like when I do a fundraiser I do it for Hudson Girls' Softball so I have to say who the proceeds are going to. Chairman Coutu said I'm shocked. That escaped me over the years I guess.

Selectman McGrath said why don't we defer it and you can call the number that's listed and find out more about it.

Chairman Coutu said I'm going to remove C. 1.

Motion by Selectman McGrath, seconded b Selectman Routsis, to approve consent items A, B, C 2, 3, 4., D, E and F as noted or appropriate, carried 5-0.

A. Assessing Items

- 1) 2019 Supplemental Tax Bill - Map 168, Lot 129 - 15 Windham Road, w/recommendation to approve
- 2) 2018 Tax Abatement - Map 165, Lot 157 - 8 Ledge Road, w/recommendation to approve
- 3) 2016 Tax Abatement - Map 100, Lot 17 - School Street, w/recommendation to approve
- 4) 2019 Supplemental Tax Bill - Map 100, Lot 5 - New England Power Company, w/recommendation to approve
- 5) Solar Exemption - Map 186, Lot 003 - 29 Bear Path Lane; Map 144, Lot 021, Sub 006 - 30 Rolling Woods Drive, w/recommendation to grant
- 6) Elderly Exemption - Map 161, Lot 052 - 11 Clement Road; Map 240, Lot 008 - 9 Eagle Drive, w/recommendation to grant
- 7) All Veterans Tax Credit - Map 156, Lot 005, Sub 074 - 36 Weymouth Court; Map 160, Lot 037 - 4 Roy Drive, w/recommendation to grant
- 8) Veterans Tax Credit - Map 162, Lot 068, Sub 001 - 67A Sullivan Road, w/recommendation to grant
- 9) Certification of Yield Taxes Assessed/Timber Warrant - Map 182, Lot 217 - Central Hudson, LLC, w/recommendation to approve

B. Water/Sewer Items - None

C. Licenses & Permits & Policies

- 1) Raffle Permit - Nashua Masons - **REMOVED**
- 2) Request to Solicit Funds - Live and Let Live Farm Rescue and Sanctuary
- 3) Request to Solicit Funds - Honor Flight New England
- 4) Petition & License for One New Pole, Eversource #23-0625 on Elaine Street

D. Donations

- 1) \$1,000 from McDonald's to the Recreation Dept. to be placed in their Donation Account

E. Acceptance of Minutes

- 1) Minutes of the January 22, 2019 Meeting
- 2) Minutes of the February 2, 2019 Meeting

F. Calendar

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| 02/13 | 7:00 | Planning Brd - Buxton CD Meeting Room |
| 02/18 | | PRESIDENTS' DAY - TOWN HALL CLOSED |
| 02/19 | 7:00 | Municipal Utility Cte - BOS Meeting Room |
| 02/20 | 6:00 | Library Brd of Trustees - Hills Memorial Library |
| 02/20 | 7:00 | Budget Cte - Buxton CD Meeting Room |
| 02/21 | 7:00 | Benson Park Cte - HCTV Meeting Room |
| 02/25 | 7:00 | Sustainability Cte - Buxton CD Meeting Room |

02/26 7:00 Board of Selectmen - BOS Meeting Room
02/27 7:00 Planning Bd - Buxton CD Meeting Room
02/28 7:00 Zoning Bd of Adjustment - Buxton CD Meeting Room

7. OLD BUSINESS

A. Votes taken after Nonpublic Session on January 22, 2019

1) *Motion to adjourn at 8:54 p.m. by Selectman Routsis, seconded by Selectman McGrath, carried 5-0.*

8. NEW BUSINESS

A. Discussion Relative to Roof Replacement of Haselton Barn in Benson Park

Chairman Coutu Recognized Benson Park Chairman Richard Empey.

Good evening Board. Richard Empey stated this is kind of an uncomfortable situation. As you know when the town purchased Benson Park there were three buildings that were agreed upon that we would maintain in equal or better condition than on the day we bought the park. Here we are ten years down the road and we have an issue. The Benson Park Committee has addressed this. We're bringing forward the information to the Board of Selectmen. We're recommending that you take action to replace the roof on the Haselton Barn. At this time, the roof is leaking significantly and will cause accelerated deterioration and eventual collapse of this structure. My own feelings, I think we're talking probably 5 to 8 years before that roof is on the floor. This is not nothing.

In your packet, Mr. Empey noted you should have the information that we've compiled to date. DHR looked at the barn and said that we must do the research as to what type of roof to put on it as far as what it most historically appropriate and they said they don't have the resource to do the research to determine that type of roof. When we make a decision on the roofing material and the scope of work to be done, the information must be sent to them and they will research the decision and hopefully approve it. Starting down this road, I have acquired a quote from a local roofing company for a few options. Those options were a steel roof at \$160,000, architectural shingle at \$60,000, and a low end free tab shingle for \$54,000. The Benson Park Committee discussed this and we feel that the \$60,000 architectural shingles would be the way to go.

Now there's another little problem. Mr. Empey indicated before any roofer will go on the roof we have to have a licensed, structural engineer evaluate the barn and determine whether or not it will support the weight of the new roof and that it will be safe for the roofers to work up there. We got a quote on that and its \$5,800 for that study. I'm anticipating from what I've seen of the reports on this barn that was done by Steve Bedard this past year that we're probably looking at about \$8,000 to \$10,000 worth of structural repairs before we can start the roof. That will be determined by the structural engineer and that \$8,000 to \$10,000 is not a very solid figure. We don't really have a solid figure until the structural engineer determines just what features of that barn have to be repaired to support the roof. I'm here asking you to consider doing this. It's been mentioned that perhaps this should go in the CIP. The Benson Park Committee doesn't feel that we can wait for that. That would be 2 to 3 years out. We have a leaking roof. The shingles are actually sliding off of the roof which is kind of unusual. The deterioration that's going to incur before we could get to it with a CIP. If it was approved early in the CIP process makes that an unacceptable choice as far as we're concerned.

Chairman Coutu asked CMA Engineers - who selected them? Richard Empey said the Town Engineer. Chairman Coutu asked did he tell you if he looked into any other engineering firms that could probably do this assessment. Mr. Empey said the quotes for the roof or the engineering firm was farmed out. At this point, we didn't feel that we should go to a bunch of contractors and ask for quotes and pursue this until we got a feeling from the Board of Selectmen that this is a project that you'd like to pursue. If you decide that you're not going to do anything, there's no point.

Relative to the information that was provided to us, Chairman Coutu said it's a pretty good document as a matter of fact. It's quite informative. My concern is this. What is being proposed here is that first of all we know that the State has to approve whatever type of shingle or roof replacement material that is used. It has to meet the historic standards. I understand that the material that we put on the new library there's a material that is acceptable and meets those historic standards because it replicates. You're not going to buy the original. Mr. Malizia said I'm not aware that that had any kind of conversation with the DHR. Chairman Coutu said it came up in conversation in the past. Worst case scenario the structural engineer comes back and says the condition of the building is such that it will not support workers going up there. The whole roof has to be taken down and reconstructed. Where are we going to get the money to do that?

Richard Empey indicated that's a question I can't answer. I can't answer the question whether we're going to get the money to do the roof now. The point is until that study is done, we won't have those answers. Whether or not we're going to go ahead and spend the money for the study is contingent on the feelings of this Board as to how they want to pursue this project. You have several choices: you can restore the barn, you can repair the roof and make it acceptable for the next X number or years so that the rest of the barn won't rot and deteriorate, or we can say we're not going to do anything with it and suffer the consequences of whatever that may be from the State for not maintaining it.

Chairman Coutu asked has the Benson Park Committee had any discussions relative to proposed uses for the barn in the out years. Has any of the discussion occurred? Mr. Empey said yes we have. We met with the Historic Society. We have had our own discussions. We've looked into it quite extensively. Unfortunately we don't have a suggestion as to what would be practical to do with that barn. That's the sticking point of this whole thing. If I could say to you I have a good purpose for this barn and we have a plan going forward to restore it and use it for X, we certainly could justify spending a lot more money on it. At this point, we don't have a viable use for that barn at this point.

Chairman Coutu thought if we could determine a viable use for the barn and design a project that we may be able to apply for federal grants or State grants to assist with the rehabilitation of the building. That's just my opinion. Something to look into.

Selectman Morin commented on the uses. They have had several discussions in many different things. It's even come up as a community building or a new Town Hall. There's been numerous ideas thrown around. It all comes back to the condition of it and if we're not going to keep it up and the cost of what it's going to take to rehab that barn to make it useful. Being in there the amount of times that we have been lately due to other issues, there is a considerable amount of water coming through and the roof is getting very bad that if we don't do something soon it's going to be beyond and we're going to either pay a huge amount of money to repair it or we're going to have problems and it's going to fall down.

At a minimum, Chairman Coutu said you're looking for us to make a decision on whether or not we even want to have the engineering firm go in and do the study correct. That would be the first step in the process. Mr. Empey said exactly. Step one is the \$5,800. Chairman Coutu asked do you have the \$5,800 in your budget. Steve Malizia passed out a document and said I've looked at a couple of funding sources.

Selectman Routsis had a couple of questions. This I guess is kind of for all of us. Since the DPW is having a lot to do with Benson and they're starting to take on more responsibility within the park were they spoken to about any of this or involved in the process? Mr. Empey said they are aware of the situation but we have not asked them to assist in any of the estimating and discussing it with contractors and everything. The Highway Department with the personnel changes and everything, they're pretty busy. What we've done is try to get this started and try to do some of the initial footwork and come to a point where we make some sort of a decision as to what we're going to do. As we move forward, we'll have to...

Selectman Routsis asked is this going to replace the whole entire roof since it says in the Bedard report that the northerly side of the roof was replaced somewhere after 2003. It doesn't say when. Will this do the whole roof or just that south side and the back side of the grainery? Mr. Empey believed in

2004 the whole roof was replaced. At that time, they did a poor job. The issue now is there is wooden shingles, there is some bit of metal roofing between that and the architectural shingles. You have three layers of roofing and the roofing nails are actually pulling out with the weight of the shingles sliding down the roof. If you look at that south side and it has actually gotten worse in the last couple of months. You can see large patches of shingles actually sliding on the roof and beginning to hang over the edge. It's kind of an unusual situation. If they were properly secured when they were put up, that should never have happened. Yes all this is 100 percent repair. It's ¾ plywood on top of stripping the roof, ¾ plywood on top of the beams, and then new architectural shingles of course on the entire roof. It's a job done right which the contractor that we got the estimate from says should be good for close to 50 years.

Selectman Routsis' last question is did you guys start working on this after you got the report that said that there was leaking or was it more recent. Granted this is only about 4 months old but 4 months of the weather we've had, the rain we've had can extenuate circumstances. At the time of that report, Mr. Empey said the roof was looking bad and he mentions it. At that time I don't believe it was actually leaking but in the heavy rains we had this fall and the movement of those shingles is significant. When you go in there when it's raining, it's dripping on you. Selectman Routsis noted this report is from September of '18. Mr. Empey said the study was done a little before that but that's when he presented it. At the end of that report, he does give you some directions on the barn. Again he wasn't any better than us coming up for uses for the barn.

Selectman McGrath asked what DHR stand for. Richard Empey said "Department of Historical Resources". The State Department that has control of renovation. They actually came down in a discussion with the kitchen roof which also needs to be replaced. At that time they wanted to see all three buildings that fell under their jurisdiction. We had a lengthy discussion when they went over to look at the Haselton Barn.

Selectman McGrath asked say that again about the three different roofs need to be replaced. Richard Empey said no. They looked at three buildings - the railroad station, the kitchen office building, and the Haselton Barn. The train station is in fine shape. We just did that. The office building was done in 2009 with wooden shingles. The kitchen portion of that building, the lower building, is at the end of its life. It had temporary sheet roofing put on it at the time. For some reason unknown to me, they took the clay tile roof off of that kitchen and replaced it with a sheet type roofing which was temporary. Well temporary for almost 10 years now, it's at the end of its life. If you look at it, it's not leaking yet but I would really hesitate to say why it's not leaking. It's done. Selectman McGrath asked does that have any structural issues. Mr. Empey said at this point the roof is solid as a rock and that's why we started pursuing that roof to try to get that secured before we did lose any structure, before we had any rot, before we had problems. That building is in fine shape structurally.

Back to the Department of Historical Resources. Selectman McGrath stated you mentioned in your presentation that they need to approve whatever is selected ultimately whatever roofing. If we decide not to do it, there was an intimation that they may take some sort of action. What type of action would DHR take if the Town of Hudson decided that they didn't want to spend the money? Richard Empey stated when we bought the park there was an agreement that states we will maintain the buildings in equal or better condition than the day we received them. It does not state in there what the penalty is for not doing it. It could be a slap on the wrist. It could be anything. We don't know that. I guess that's a question you probably wouldn't want to ask them what the penalty is if I don't do it. Selectman McGrath indicated it might be something you need to ask because this is going to be up to the voters if it's a substantial amount of money \$60,000 is not pocket change. That's for the architectural shingles that you selected. In addition to that, there may be structural repairs that would exceed \$10,000 depending on what they are, what materials they'd need to use. So now you're up over \$70,000 and then you still need to spend \$5,800 to get a structural engineer just to come in and do a study. We're reaching the \$100,000 mark for doing a roof on one building. If you're going to do the one and you know that the other one needs to be done, then it makes sense to get costing for everything so that the voters know exactly what they're looking at. They may do it in stages but at least have that information. This piecemeal stuff drives me crazy because it's not small money. This is substantial money that the taxpayers are going to have to come up with and in addition to everything else that they're looking at

right now - anyway. I'm in favor of spending the 5.8k to get the structural engineer to come in, give us an assessment of what needs to be done, and if they could take a cursory look at the kitchen roofing as well at the same time and then we've got a clearer picture of what we're going to have to spend on roofing.

Selectman Morin explained what the committee is up against with the State. I sat in on the meeting when the State came down to take a look at the kitchen. You guys can correct me if I'm wrong, they are adamant that the tiles that were on the office building roof before be used. Now here's my problem when we had the discussion. Those tiles are good for 100 years. We believe they're 80 years old plus now and they're pretty adamant we need to put those back on the roof and in 20 years we're going to be replacing that roof again. That's what they're facing. They were adamant when we said that we would like to go another route and they were very adamant that we go with those tiles. That's what they're facing and that's the problem here. They're trying to but there's such a road block from the State because of the historical buildings. That's what they're running into.

Selectman McGrath said that goes to asking them what the penalty would be if you don't go along with what they're demanding. We could sit here all night and talk about it and we could say that it makes sense to put the tiles back on even though it might be more costly and they're only going to last a shorter amount of time. If the State doesn't approve that, what's the penalty? If the voters say no, we don't like that idea. We need to know that.

Selectman Morin agreed with Selectman McGrath but I don't think that's the committee's responsibility. We should as the town ask that question. Selectman McGrath stated somebody needs to ask the question.

Chairman Coutu said to Mr. Empey the study that's going to be done for the \$5,800 I have no objection to spending that. The Town Administrator has provided us some funding sources and we'll decide where we're going to take the money. I don't want to drain your budget. I have an important question. I'm aware of the structural condition of a lot of portions of that barn. We have one corner of that barn that's ready to collapse. I believe it's been sured up a couple of times which would be the westerly side of the barn. The side of the barn that's facing closest to the main park itself that corner structure in the back is collapsing.

Richard Empey indicated I am not aware of any structural issues on that corner of the barn at all. Chairman Coutu noted that leads me to my question. Mr. Empey said that structural issue that was repaired before and wasn't done properly and all that is in the same section where the roof is leaking and that's where I expect we're going to have to pay \$8,000 to \$10,000. Chairman Coutu said as I'm walking into the barn Mr. Empey back right hand corner. Mr. Empey said the only issues we had...Chairman Coutu stated your answer is no. It's not the back right-hand corner. Mr. Empey said not that I'm referring to. I'm not going to stand here and tell you that there isn't something you're going to find back there but as far as I know, there is nothing wrong in that back corner.

Chairman Coutu asked the evaluation that's going to be done for \$5,800 is it strictly the roof. Richard Empey said no. Chairman Coutu asked you're going to do a structural study of the entire building? Mr. Empey said no. What they're going to do and the whole purpose of this is that the roofing contractor informed us that no contractor will go on that roof without a structural engineering signing off saying that he's inspected the barn and that it will support this. He's going to look at the whole barn as supporting the whole roof and not just that one little spot. As far as other issues with the barn, he's not going to get involved with that.

Chairman Coutu said my concern is that he looks at the carrying beams - some of them have aged. They still haven't determined the wood that's been used so that's important. If some of those have to be replaced, obviously they're going to want us to use the same kind of wood. I'm concerned that structurally I want to be sure that the carrying beams for the roof are strong enough to be able to carry the entire roof. You have quotes about replacing the roof. That's strictly the shingling. That's not putting in an entire new roof all the lumber and everything that would be required. Correct? Richard Empey said that is stripping the old three layers of roofing off, putting ¾ plywood on top of that because

the original roofing is boards with spaces between them like they used with the old wooden shingles. You can't nail architectural shingles to air. You have to put a solid base under them. Chairman Coutu asked that's included in these quotes. Mr. Empey stated that's including the $\frac{3}{4}$ plywood and the actual roofing material.

Going to Ms. McGrath's discussion with the clay tiles on the kitchen which of course is a different building, Richard Empey said at this time VHR told us we had to use these Ludowici tiles from Ohio that were the original tiles. We have between 50 and 60 percent that were taken off god only knows why back when the Stated owned it and stored. The representative from Ludowici has come in and talked to us about it. He said before those tiles can be used - the ones that were taken off - they have to go to Ludowici and be evaluated. If they absorb more than 2 percent moisture, they're unacceptable for this part of the country at this time because moisture will get in and when it freezes it will just shatter the tiles. At this time, we have sent tiles to Ludowici for testing which they do free. I'm waiting for the report back on those now. The approximate cost, this is not a quote but this is an estimate by that representative, is about \$3,000 a square for these clay tiles. That's a 10x10 section. We need between 9 and 10 square to do the roof. We're looking at say \$27,000 for all new tile just for the material. If they determine these tiles are unacceptable, that will be the approximate price \$27,000. If we can use these tiles, we probably have between 5 and 6 square of tiles and some of those broken. Somebody is going to have to stand there and go through them and decide which ones are usable and which ones aren't. That will save us a few thousand dollars but as Selectman Morin mentioned at this time I'm very doubtful whether that would be wise to spend the money. We're talking probably a \$60,000 job for that roof to do that and several years down the road whether it be 10, 15, or 20, somebody comes to us and says 60 percent of these tiles are all cracking and breaking. They're junk. We've wasted the town people's money as far as I'm concerned. At this point, we're getting them tested, having them evaluated, and we'll know what we have.

Selectman McGrath said another question about those tiles is whether or not you need someone that specializes in installing those and if that's an extra cost as opposed to a regular roofing company that would be able to put down shingles whether they're the typical shingles that you put on a house. Steve Malizia noted 3-tab or architectural either way. Selectman McGrath asked if it's somebody that specializes in putting in tiles on a roof because that may be a whole other additional cost.

Richard Empey said as I understand from talking to the representative from Ludowici tiles, they have three local contracts that are skilled in doing this type of work because it's very specialized roofing. Therrien in Manchester, Skyline in Manchester, and somebody in Hollis. Selectman McGrath said the point that I'm trying to make about that is that if that cost is going to be higher than a traditional roofing company, you need to know that. My next point and the point that I was trying to get to is that we might as well bite the bullet, find out exactly what needs to be done in Benson Park for renovations. If it's structural, roofing, electrical, whatever it is so we have a finalized number that can be - this is like death by a thousand cuts. If we had some knowledge of what the voters are going to be facing, then they could choose those things. That could be put in the CIP so that everybody knows okay in three years' time we're going to need to do this roof and it's going to cost about this much money. It seems like every time we turn around we're getting something else and it may be necessary and if DHR says the penalty if you don't do it is that we're going to take the property back, or we're going to fine you, or whatever the penalty is. We need to know that. This is like doing things in a vacuum. I'm willing to spend the money to do this and have the structural analysis done on the Haselton Barn roof but we need to get a better handle on everything that's going to need to be done in that park. If Selectman Coutu is seeing that there's a corner of the barn that looks like it's not structural sound, then that's something else. That will be popping up. I have a house. I get surprises all the time in spite of the fact that I try to get ahead of them. This is a much bigger issue and much more costly. The voters I think we owe it to them to get that information and at least then they know what they're going to be facing and they can start saying okay let's chip away at it and do this project this year it's the lesser amount or whatever they decide.

Richard Empey said that's exactly what we're trying to do. I have a call into Therrien in Manchester. We're getting the tiles evaluated. We got estimates for the Haselton Barn roof itself, the estimates for the engineer, and in that Haselton Barn project, we became painfully aware that it's very time sensitive

and that's why we're here tonight to say to you give a direction here. I don't want to spend all my time chasing contractors and get prices only to have somebody say well that's not what we want to do. I have to have a direction and I'll do what I can do. I'm not an expert on the subject but I'll do what I can do to get what we need to move forward. I need some direction.

Chairman Coutu said we can beat a dead horse here or we can move on.

Motion by Selectman Morin to engage the services of CMA Engineers for engineering services associated with the evaluation of the roof system of the Haselton Barn in an amount not to exceed \$5,800.

Chairman Coutu indicated you have three choices on where the funds can be taken from. I would prefer you take it out of the Benson Park maintenance account. Selectman McGrath asked is that going to leave enough money in the account to cover all of the maintenance that's going to be required this year. Chairman Coutu asked if it was a capital reserve account. Steve Malizia noted the first account is the town building repair capital reserve fund. The second account was just that one line item in the Benson Park budget. If you take that money there, then it may leave them short.

Without getting into a long answer, Chairman Coutu asked Mr. Empey do you have plans for the \$15,684 between now and June 30th. Mr. Empey indicated quite a bit of that will be consumed by the normal maintenance in the park. We have quite a bit to do in the spring as far as getting the lawns back in shape and everything. Chairman Coutu asked don't we have a Parks Committee to do that. That comes under the purview of the Department of Public Works. Steve Malizia said in this year it's in this budget. That's not until next year. This is this year's budget and it's in this budget.

Selectman McGrath said its \$5,800. Why don't we take it from the capital reserve fund and leave that at the \$160,000 and I'll second that motion by the way.

Chairman Coutu asked is that where you want to take it out of the building maintenance capital reserve fund. At this point, Selectman Morin said I was just going to talk about the maintenance. At this point, they are still scheduled to do everything because they're still formulating a plan over at the Public Works Department how that's all going to work.

Chairman Coutu said they're not going to have that ready by April 1st, May 1st. How many more months do they need to put a two-man park department together. Selectman Morin didn't know because we haven't seen anything yet. I want to make sure that they do have a lot of stuff that has to be done in the park. Chairman Coutu expected the Parks Director is in place and that it was going to be ready to go and up and running this spring in doing all of the parks. Selectman Morin asked just so I understand once they're doing it, their maintenance and cleanup in the spring is going to come out of the Public Works budget and not their budget. Chairman Coutu agreed because it's a municipal park, it will come out of the municipal parks line item whatever it is. Selectman Morin said the Benson Committee won't be using this \$15,000. Chairman Coutu doubted it unless the Town Administrator can tell me otherwise. Steve Malizia thought you had moved all the money into next year's budget. I'm not aware that you moved anything in this year's budget. Selectman Morin said that's why I'm asking. We haven't seen how they're going to do it and that's why I was asking the Chairman.

Chairman Coutu stated we've had a mild winter in terms of snow except for tonight. Hopefully it will rain enough to melt it all tomorrow. Last year we had to give them a little bit of money. I don't see us giving them any money this year and if there's any money that can be transferred to put it to parks, I'm sure we can find money. What do they need? They don't need any equipment. We have equipment. We do all the parks in town so we have enough equipment to do it. It's just what a little bit of mulch and some stuff.

Selectman Morin asked what are you using this money for. Just a quick rundown on what it's going to. Richard Empey stated mulch, loam, grass seed, fertilizer. I guess the mowing comes out of the DPW budget. We're going to need additional assistance with the maintenance of the trails this year because

we're down to nothing for volunteers. That also covers tree work and that kind of stuff too, right? I wouldn't be willing to sit here and say that we're not going to need a large portion of that 15.

Chairman Coutu said the Town Administrator just recommended that we take it out of 5940-298 Selectmen's Contingency Fund. Steve Malizia indicated we're 7 months into the year at this point in time. We've had a mild winter at this point in time.

Motion by Selectman Morin, seconded by Selectman McGrath, to engage the services of CMA Engineers for engineering services associated with the evaluation of the roof system of the Haselton Barn in an amount not to exceed \$5,800 with the funds to be taken from the Selectmen's Contingency Account 5940-298, carried 5-0.

Chairman Coutu asked Mr. Empey when the report is finished please make sure that a copy is immediately sent to our Town Administrator. I know you guys do an awesome job. I can't tell you enough how pleased we are with what you do. I know your back is against it. I think that what Selectman McGrath has proposed is something that you should really consider. Let's talk and if I'm still here, I'm willing to meet with the historical people out of Concord at the park. We're going to sit down and have a serious discussion with them as to what they can do to help us alleviate some of the concerns that we have relative to penalties if we don't keep on top of these things and what direction they can send us into getting us some assistance in funding. We don't have a plan. We don't have a master plan for the park or if you do I haven't seen it. Mr. Empey indicated it's near completion.

Chairman Coutu said that's what I heard several months ago and I know you have a lot to do but I would like to see us - to me I've always said that that barn if rehabilitated would make a great municipal building. I would move Town Hall into that building if we could renovate it and have sufficient parking. I would love to see us do it. Who knows down the road what we're going to do with that building. I hate spending all of this money to put a roof on top of a building that's collapsing underneath a brand new roof. If we're not going to do anything with it, we're just going to put a new roof on it and let it rot for the next 20, 30 years and the Board of Selectmen 20 years from now are going to say they were putting roofs on this building every 20 years. Let's put it to bed. Let's have the study. Let's see what the structural engineer says and what they recommend and then we'll take it from there. You will be advised as soon as the report comes in and as Selectman McGrath suggested, I would start putting this whole thing and make one big package of everything that's going to need to be done. No need to call a bunch of people in to get prices or anything. Let us know what needs to be done in each of the buildings and then we will assign some company to go out there and give us an honest appraisal of what it would cost to do all of this. The longer we push this out, the more expensive each project gets. You know everything goes up 15 percent on average.

B. Public Hearing - Warrant Article 20 - Change the Date for Town Meeting

Chairman Coutu noted we're going to have a public hearing as it relates to Warrant Article 20 to change the date of the Town Meeting. I'll open the public hearing at 7:50 p.m. Does anyone in the audience wish to speak on this item? Seeing no one, I will close the public hearing at 7:50 p.m.

C. Proposal for Online Auction Services

Chairman Coutu believed Mr. Malizia you and I had a very brief discussion about this. You've looked into this so why don't you tell me all the wonderful things about this.

Steve Malizia stated currently we're using a company called "PropertyRoom.com". It came through us through the Police Department. Basically equipment, material, confiscated goods, whatever the case may be would go to that particular auction site. It's a 50/50 split. If they sell something, they get 50 percent and we get 50 percent. They don't take computer equipment more than 5 years old. We don't get rid of equipment until it's more than 5 years old. We were approached - one of our police officers Michael Corey is father-in-law just to disclose everything operates this business. It's an on-line auction service. He came in, gave us a proposal, basically there's a 10 percent fee. It seems much more advantageous to the town. He does all the on-line marketing including computer equipment, vehicles

and whatever we have. This is not an exclusive agreement. This is an agreement that if we choose to send material this way, we can. If we choose not to if we wanted for some reason do something on our own. Something on our own could be putting the trucks we just put out to bid. We could still do that. We're not required to use this. Based on our department head review and meeting with Mr. Collins, this on-line auction seems like it's better for the Town of Hudson just by the simple fact that the commission rate is 10 percent versus 50 percent. We're not selling high end goods here typically. We're selling things that we've worn up, used up, and that are surplus to our needs. We're not going to throw them in the trash and I believe Mr. Collins when he made the pitch to us there's some amazing stuff that gets sold through this auction site. People collect and/or buy all kinds of junk that we would call "junk". In my opinion, it's doing the right thing for the taxpayer by maximizing what we can get for surplus, disposable goods. I think it's worth trying out. The Agreement has been looked at by our attorney. It's a nice, simple agreement. It's not a tremendous burden on the Town of Hudson. He gets paid if we sell. He doesn't get paid if he doesn't sell it's that simple. You'll get people from all around the world buying something. There was somebody in Germany buying Crown Vics the old police vehicles. They're paying a pretty penny for them for whatever reason. I'm of the belief that this is in the best interests of the town to at least sign this agreement and try this service out and see how it goes.

Motion by Selectman Routsis, seconded by Selectman Martin, to authorize the Town Administrator to sign the Agreement with MTC Ops, LLC for the disposal of surplus Town property, carried 5-0.

Selectman Routsis said once this is signed and everything is done can we make sure that the Library has the information because they have a stack of computer stuff taller than me. Mr. Malizia said yes gladly. This service will be available to them just as well as everybody else. Selectman Routsis said it's just really in case anyone out in the audience hears it as well and knows to reach out to them. Mr. Malizia said well we'll meet tomorrow so I'll let them know. Computer equipment is difficult because a lot of vendors don't want to take it if it's more than five years old. Quite frankly, this is probably going to be a win for the town when it comes to that stuff.

Selectman Morin noted you did say a police officer brought this forward to us. We want to thank you for doing that because it helps out the town and it's a savings to us. We appreciate that very much. That's what I was going to suggest that we send something to make sure.

D. Discussion Relative to Appointing a Citizens Traffic Study Committee

Chairman Coutu noted we've had this discussion about appointing a Citizens Traffic Study Committee. As you are aware, we removed the extension from the Sagamore Bridge to 111 of the ballot this year. We weren't really prepared to present it to the voters intelligently. In the interim, I felt that perhaps that may not be the best option that perhaps we need to look at all of our traffic patterns throughout the town because it's not just 111, Route 3A, or 102 that are affected. We have a lot of byways. I call them byways instead of highways but they're turning into highways like Wason Road and roads like that that are being overwhelmed with traffic. It's only going to get worse as the town grows. We need to have that discussion and there are a lot of side streets that are having a difficult time getting onto 111, 102, and Lowell Road as a result of the amount of traffic. I would like at this stage to say that I think I've seen enough traffic lights installed in this town. It's time that we pull back and take a very good look at what's out there and what can be done.

Chairman Coutu said I've had one engineer approach me and say to me - and this is an engineer who volunteers for the Town of Hudson on one of our committees - and said he would be more than glad to serve on the Citizens Advisory Traffic Study Committee. I am suggesting at this time that we begin the process of seeking volunteers to serve on the committee and then we will appoint one or two Selectmen who would be willing to serve on the committee. The way I see it, our Town Engineer would work very closely with this committee because we're going to rely on him for his expertise and as a resource for research and we will make available a facility for them to meet whether it's here, across the street, or another building and some of the resources that we have available in town so that the study is conclusive, thorough, and we look at every byway and avenue and whatever affects the flow of traffic on our main roads and come back with some sort of a plan.

Selectman Routsis thought a citizen had come forward a year or two ago wanting to do this or something similar to this. Selectman McGrath indicated Bill Cole. Selectman Routsis said we at that time said you can do it but you would need to do it on your own and don't use any of the town resources. Are we going to have that same thought process or stipulation? I think someone needs to do something but I also don't want it to and this was the reason we had said that before was put our Town Engineer, or our Planner, or whoever it may be off of something they're doing to go do that and take time away from other things that they're doing.

Chairman Coutu indicated this is a municipal task. In light of the fact that the proposed extension from the Sagamore Bridge to 111 is now on the 10 year plan, we are going to have to act in order to ascertain whether or not that is the only viable option. If there are other options, then I'd like to see us explore them. It would probably be a lot less costly than doing this. In the interim while we have this traffic study the Town Engineer is still going to proceed to see if there are any funds available at the State and the national level. There are several members who represent us in the House of Representatives who have suggested that if the State is an option for us that they will work with us to help apply for any road construction funds that might be available in the State in the 2019-2020 fiscal year budget. I would take advantage of that. There's a lot of work to be done but we always have to keep in the forefront the fact that the State did authorize us to have the extension on the 10 year plan and I don't think they will remove it because we didn't go to the ballot. I think that they would entertain it because they have nothing else to do with that land except abandon it and walk away from it all. I don't think they want to do that. There's too many stakeholders in that project that have invested a lot of money in acquiring the land that is necessary to build the bypass through the Town of Hudson all the way up to the Merrimack River. Right now I just want to have your consensus that we can go ahead and we will advertise for volunteers for a citizen's panel and we will interview them as a Board and make a decision who would serve. We can get into the finer details of how many we should have on the committee. If you want to do that now we can or we can put that off and defer that at a later date but I want to get the advertising in process so when the applications come in we can see we'll have 9 members or whatever odd number comes up and two selectmen to keep it an odd number. If you agree to that, I would like to proceed with that.

Selectman McGrath thought we should. I thought we should have a couple of years ago.

Chairman Coutu stated the consensus is to do it. Can we advertise for volunteers for a Citizens Traffic Study Committee? I would believe you don't need to go any further than our own weekly paper. Selectman McGrath noted maybe on HCTV. Mr. Malizia indicated we do the typical resources.

E. Revenues and Expenditures

Chairman Coutu recognized Town Administrator Steve Malizia.

Steve Malizia indicated we are seven months through so that's 58 percent. No major concerns on the expenditure side. Revenues are very strong this year. Automobiles are running 6 percent above. Interest is well ahead. Ambulance is two months behind so when you look at the number on there for ambulance, it's two months of billing. Selectman Morin reminded me we received a Primex rate holiday. Our experience has been very good in our worker's comp. We received a rebate of \$115,000 which is booked into this month's revenue. That's a very positive. Selectman Morin attended our last safety meeting. We had a brief conversation about it so that's why it's on his radar. We received \$115,000 because we do a pretty darn good job of keeping our experience, our claim rate, and our costs down. That's over from a few years. It's just not one year. We did well and that's reflected in the revenue. To this point in the year, things seem to be targeting and looking very good.

9. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Martin - If anybody wants to tune into Channel 22 tomorrow night, we're going to have brief meeting with the Budget Committee regarding voting changing our votes on the ballot because he didn't post a meeting for Saturday. To be clear, Steve Malizia noted it's the School Deliberative Session. The Town was posted and that's all done. Selectman Martin said it wasn't posted for the

School so we're going to take that quick time to do that. That's going to reflect three vote changes for me representing the Board.

Selectman McGrath - I just have one thing. For anybody that's watching this meeting, I was talking to one of my Aunts last week and it was just a brief conversation. All of a sudden she said do you mind - hold on just a minute I have to answer another call. She came back and said that was Joe and he wanted to know if I could hear him. I thought something happened. She wasn't making sense. It turns out what she thought that I knew there's a new scam that these telemarketers or whether they are doing and they're calling and instead of saying hi is this so and so or whatever, they'll say this is Joe can you hear me? Are you sure you can hear me? They want you to say yes because then you're authorizing them to spend some of your money. I don't know how it all works but when she explained that to me - and she's getting multiple calls a day. This is in Massachusetts. It's the same type of thing. They'll say this is Joe, or Sam, or whatever and then start saying can you hear me and make it sound like they want you to answer yes. For anybody that gets those calls, don't say yes just say I can't hear you and hang up and that will end it. That's all that I have. I have nothing further.

Selectman Morin - As the Town Administrator said, I did attend the Safety Committee and that Primex refund for lack of a better terms goes to show you the work that they're putting into it because that's why we did it. Just sitting there the first meeting I attended, they do put a lot of time and effort into what they're doing. We did have a discussion on the injury form that we had talked about last meeting. They are going to talk about it tomorrow at the Department Head's meeting. Next week hopefully Mr. Malizia will come back and see exactly what's going to be the setup and we'll make that policy and move forward from there.

Selectman Morin also attended the Highway Safety Committee. I got a good look at some of the infrastructure issues that were going to be dealing with the CIP. Be ready for that.

The last thing I got real quick is we have seen over the last couple of weeks that this exit interview thing somehow is not getting out to the people that need to get it. At some point maybe next meeting we need to talk about that how we're going to get this form to every department and make it a standard procedure when somebody is going to resign or retire that the form gets filled out so it can get turned into us. If it just wants to be turned into - the Town Administrator should not be handing out that form. It should go out a long time before that. As we saw, we had a couple cases of that. We can work on that later.

Selectman Martin asked as an employer we post in every building or we should post in every building federal law. There's a poster they make and that's posted. Why can't we post if you're departing employment...Steve Malizia said we have about a 70 some odd page Personnel Policy? So I'm going to put that in and I'm going to put this in. The policies are all available on the public computer and every department has those policies. I'm not averse to posting things but I'm just saying the exclusion of this one, well where's this. Well wait a minute what about this. We have filled bulletin boards full of things that are available to people. Now what needs to be reinforced is just a reinforcement of make sure your employees fill this out. Now they have their option of declining but they just need to tell us I'm declining. Some departments are more vigilant than others.

Chairman Coutu asked is there an opportunity for them to hit a decline box and sign it. Steve Malizia indicated there is a decline box on there which they would check and sign. People have done it. I can tell you examples of it specifically in the Fire Department. It's a very regular routine. Chairman Coutu asked we're going to put something in motion to make sure the department heads are instructed properly. Mr. Malizia said yes I will send out a memo with the form again and re-emphasize it's your duty to do this before people leave. They don't have to do an exit interview. They just have to check the form.

Selectman Routsis - I have nothing this evening other than if for some reason you decide to go out, be safe. It is not an easy drive for anything right now. That is all.

Selectman Coutu - I only have one thing and it relates to what you said. In the past week and a half as busy as I have been I have received no less than 6 Medicare fraud calls. These callers call and they all have thick accents. They will tell you that they're calling from Medicare. They will tell you that they're calling from the Medicare Investigation Board. They will tell you that they're calling from Medicare Fraud. They will give you a name. They will give a badge number. They will tell you that they know who they're speaking to and that this not a fraud. They're talking to and they said my name, they had my new address, my zip code, by date of birth, and that's as far as they went with trying to -I baited one to keep going on and he said so all we need to do now to make sure your benefits are protected, and I knew what the next thing was is we want to verify your Social Security number. The reason why they do that is older people automatically roll it right off their tongue. Oh my Social Security number is 000-00-0000. Okay thank you and they hang up. Each and every time I had one this afternoon. I said to the woman that was on the phone she says I'm calling from Medicare Investigative Unit. I'm so and so and I'm badge number blah blah. I said wow they really have it honed down. I said so you're from the Medicare Investigative Unit so are you investigating yourself because you know you're committing fraud don't you and they hang up right away. That's what it is, they're fraud. They're just trying to get your number. I've discussed this with the Police Chief 4 or 5 weeks ago when these calls started coming in and like I said, it's really the flooding the market now. I've received no less in the last week and a half 6 calls on my cell phone. My wife received only 1 in the past month. I've received 6 so far. Please don't fall for it. Medicare will not call you. Medicare will send you a letter just like the Internal Revenue. They will send you a letter and won't be calling you. Don't fall victim to what Selectman McGrath says is happening in Massachusetts. If it's happening in Massachusetts, it will soon spread here. Don't give any information to anyone over the phone relative to your bank or your Social Security.

10. NONPUBLIC SESSION

Motion by Selectman Martin, 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; (b) The hiring of any person as a public employee; (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant; and (d) Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community, carried 5-0 by roll call.

Chairman Coutu entered Nonpublic Session at 8:15 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 Coutu entered open session at 9:20 p.m.

Motion by Selectman Morin, seconded by Selectman McGrath, to hire David Glaser as a Full-Time Police Officer at a starting salary of \$23.68 per hour in accordance with the Hudson Police Employee Association Contract, carried 5-0.

Motion by Selectman Routsis, seconded by Selectman Morin, to seal the minutes of the Nonpublic Session of the 2/12/19 meeting, carried 5-0.

Motion by Selectman Morin, seconded by Selectman McGrath, to accept the Police Chief's letter of retirement effective 2/12/19, carried 5-0.

Motion by Selectman McGrath, seconded by Selectman Morin, to appoint William Avery as Interim Police Chief at a salary of \$106,375 per year, carried 4-1. Selectman Morin in opposition.

11. ADJOURNMENT

Motion to adjourn at 9:28 p.m. by Selectman Martin, seconded by Selectman Morin, carried 5-0.

Recorded by HCTV and transcribed by Donna Graham, Executive Assistant.

Roger E. Coutu, Chairman

David S. Morin, Vice-Chairman

Marilyn E. McGrath, Selectman

Angela Routsis, Selectman

Normand G. Martin, Selectman