

HUDSON, NH BOARD OF SELECTMEN
Minutes of the November 26, 2013 Meeting

1. CALL TO ORDER - by Chairman Maddox the meeting of November 26, 2013 at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.

2. PLEDGE OF ALLEGIANCE - led by Len Lathrop.

3. ATTENDANCE

Board of Selectmen: Rick Maddox, Nancy Brucker, Roger Coutu, Ben Nadeau, Ted Luszey

Staff/Others: Stephen Malizia, Town Administrator; Donna Graham, Executive Assistant; Patrick Colburn, Town Engineer; Mike O'Keefe; Len Lathrop; Pat Nichols

4. PUBLIC INPUT

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

5. NOMINATIONS AND APPOINTMENTS - NONE

6. CONSENT ITEMS

Chairman Maddox asked does any Board member wish to remove any item for separate consideration.

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

A. Assessing Items

- 1) Veteran Tax Credit - Map 198, Lot 122, w/recommendation to deny
- 2) Veteran Tax Credits - Map 177, Lot 005, Sub 157; Map 197, Lot 146, w/recommendation to approve

B. Water/Sewer Items - NONE

C. Licenses & Permits

- 1) Hawker/Peddler/Itinerant Vendor's License

D. Acceptance of Minutes

- 1) Minutes of the October 24, 2013 Meeting

E. Calendar

11/28	THANKSGIVING - TOWN HALL CLOSED
11/29	FLOATING HOLIDAY -- TOWN HALL CLOSED
12/02 7:00	Budget Cte - CD Meeting Room
12/03 7:00	Board of Selectmen Workshop - BOS Meeting Room
12/05 7:00	Benson Park Cte - Buxton CD Meeting Room
12/05 6:30	Recreation Cte - BOS meeting Room
12/09 7:00	Conservation Cmsn - Buxton CD Meeting Room
12/09 7:00	Board of Selectmen - BOS Meeting Room
12/11 7:00	Planning Brd - Buxton CD Meeting Room
12/11 7:00	Budget Cte - BOS Meeting Room
12/12 7:30	Zoning Brd of Adjustment - Buxton CD Meeting Room
12/16 7:00	Recycling/Energy Cte - Buxton CD Meeting Room
12/17 7:00	Budget Cte - Buxton Meeting Room
12/17 7:00	Cable Cte - BOS Meeting Room
12/18 5:00	Municipal Utility Cte - BOS Meeting Room
12/18 7:00	Senior Affairs Cte - Buxton CD Meeting Room - CANCELLED
12/19 3:00	Trustees of Trust Funds - Buxton CD Meeting Room
12/19 7:00	Benson Park Cte - BOS Meeting Room
12/19 7:00	Budget Cte - Buxton CD Meeting Room
12/25	CHRISTMAS - TOWN HALL CLOSED

7. OLD BUSINESS

A. Votes taken after the meeting of November 12, 2013

1) Motion by Selectman Coutu, seconded by Selectman Nadeau, to hire Michael Johnson as an HCTV camera operator - Regular Special Shift Employee - at a rate of \$11.00 per hour effective 11/13/2013, carried 4-0.

2) Motion to adjourn at 8:23 p.m. by Selectman Coutu, seconded by Selectman Nadeau, carried 4-0.

8. NEW BUSINESS

A. HCTV Carriage House Recommendations

Chairman Maddox recognized Town Engineer Patrick Colburn and Mike O'Keefe.

Thank you Mr. Chairman and members of the Board. Mike O'Keefe thought as you all know we're in the process of putting together - well we already have a plan for a proposed garage at the new HCTV access center/senior center at Benson Park. We had developed plans with our architect and with prior approval, this Board we requested our general contractor Brookstone Builders to get pricing quotes on that plan to solicit quotes from various vendors. We finally have that information back. The quote that we received from Brookstone Builders was a total of \$128,379 to construct the facility as it was designed. After we received the quote which was broken down in detail with all the subcontractors and part material and what not, we did have Dave Hebert who works in Inspectional Services Division and is a former general contractor review that to get his opinion on the quotes. His review indicated that basically everything that we received was pretty much in line with current market pricing. The number did come in higher than we necessarily anticipated but we attribute that mostly to the design of the facility. The nature of how it's made up with the specifications that we asked for and the fact that it's built to commercial standards and uses all the exact same materials and requirements that are in the main facility to make it look like the building that it's going to be adjacent to.

Given that number, Mike O'Keefe reviewed the Cable Utility Committee operating budget for this year - FY14 to see if we have funds available to essentially fund that project. I went through line by line in each of our categories in our budget and was able to come up with a reasonably conservative estimate of enough money to cover that full price. As you may recall last year when we ended the fiscal year 2013 budget, the Board approved moving all of the excess money in last year's budget into the capital reserve account. The result of that means that in this year's budget we only had to fund that reserve account with a small amount to get us to the amount needed to construct the main facility. So in effect, a lot of that money was carried over to this year's budget. Between that money and a good chunk of money from our small equipment line item, right there we have over \$100,000 available and there are other line items within the budget that I believe there will be enough left over to fund that. Again given the cost, a number of us met to discuss whether there's anything we could do to reduce the price. There are some suggestions on the table about modifying the plan to have some savings. Some of the specifications could be changed so that they're not quite at the level that they are currently which would bring the price down. There's a potential to redesign the foundation to be a simpler foundation which would cost less.

At this point, we don't have hard numbers on any of that so the request that Patrick and I (Mike O'Keefe) have for the Board is to approve the amount Brookstone forwarded as a not to exceed number and then Patrick and I will move forward with modifying the plan as best we can to bring the price down further. That's basically where we stand at this point.

Chairman Maddox asked to elaborate slightly because I'm having a tough time leaping from a 2 car garage to \$130,000. What am I missing? Is the generator part of this price? Mike O'Keefe said no. Chairman Maddox asked can you tell us how we get to that number Sir.

Patrick Colburn said the carriage house as designed is 30 foot square. It is designed to be two level. The first floor would be slab on grade, traditionally garage style. The second floor is a full level with two dormers. A dormer off each side creating full head height in the upper story. Therefore, it has a full flight of stairs going to that second story and the floor up there is rated for commercial storage loads. It has I believe we counted 12 windows that are the same window make and material that are in the main facility. The overhead garage doors are 10 feet wide to accommodate the cable ambulance vehicle that they use for their traveling studio. Both levels are insulated, dry walled, the windows will be trimmed out and painted on both levels, and the facility is heated with a natural gas fired unit heater to heat the facility. I did bring the quotes with me. I don't know if you want me to get into the individual items but basically in pieces the prices make sense and as a whole, we settle on that number.

Selectman Luszy stated the discussion we had back about 6 weeks ago now when we took on this project. We came in with a request for a 24 x 24 building for the carriage shed. This Board made a couple of requests that be added to the specification. One - Selectman Nadeau requested that the building be a 30 x 30 which actually is a huge cost driver in terms of this particular price. The other one is this Board was a consensus that they wanted it to be architecturally in line with the current center and finished. The quote that you see in front of you or them, that's exactly what we got. We got a building that on the outside is architecturally in line with the senior center. It's a 30 x 30 with all truss work so that we have wide open space that's usable for

the vans and equipment should we put it in there. The upstairs is a finished second floor as requested. That's what that price represents. I don't know if now is the time but...

Motion by Selectman Luszey, seconded by Selectman Coutu, to approve a change order with Brookstone Builders for the construction of the HCTV Carriage House in an amount not to exceed \$128,379. Further to direct the Town Engineer and Cable Chairman to work with the architect and general contractor to implement any appropriate cost saving design changes to reduce the final price.

Selectman Brucker was wondering if even though you don't have hard numbers if you feel confident that there are areas where money can be saved. Patrick Colburn said we do. Some of the things we talked about as Mike started to allude to, currently the structure is proposed with a full 4 foot frost wall. Our architect has identified an alternative foundation design known as an "Alaskan slab design" which in a traditional 4 foot frost wall scenario, you have 3 trips. The first trip would be your footings, then your frost walls, then you slab. In the Alaskan slab scenario, you have 1 trip for the concrete truck which it pours the whole slab monolithically with some honches on all 4 sides. We believe that would save not only in the site work number but also in the concrete number and the reinforcing steel because it's far less material.

Some of the other areas that we talked about, Patrick Colburn stated that Mike isn't necessarily in need of the second floor being insulated and dry walled. So we talked about eliminating the insulation and dry wall and just insulating the ceiling in the first level so that the first level can be heated and leave the upstairs unfinished. This has a functioning door. I would call it a hayloft door. I don't know what else to call it on one of the gable ends. It was put there by the architect with the idea that large things would be hoisted up there and put into storage. Mike doesn't feel that that's necessary so we can replace that with just a faux door like we have on the main structure. I think that was an \$1,800 option that we're confident we can get back. Several items like that. One of the things that come to mind is there's a custom fabricated steel railing up that flight of stairs to the second story. That's a \$3,900 option for the steel sub and we've been told that it's not required by code and that we can get away with a more traditional wood railing for far less money and things of that sort.

Selectman Brucker asked if the second floor is only being used for storage is that it? Mr. Colburn said yes. Selectman Brucker asked if it was a truss system. Mr. Colburn said it's not truss. Its stick built but the stick built dormers create full head height upstairs.

Selectman Coutu asked what is the exterior of the senior center/HCTV facility consist of. Mr. Colburn stated it has all PVC azec white trim that is a solid material, a PVC material and then clapboard style vinyl siding. Mike O'Keefe indicated the key there is its all maintenance free so there's not painting the future. It's a little more expensive up front but.

On the heating system, Selectman Coutu noted you said that was propane. Patrick Colburn said it was natural gas. Selectman Coutu asked it is going to be floor vents or is it hanging. Mr. Colburn thought it was going to be a hanging unit style heater. On the slab, Selectman Coutu said if we were going to go to the alternate that you suggested, do you have a number of what the difference would be between the alternate as opposed to what they proposed. Mr. Colburn said he didn't. Selectman Coutu stated we have no numbers of cost savings on any of the things that you proposed. Mr. Colburn indicated no. We haven't requested them yet. Selectman Coutu asked why do we need 12 windows. Mr. Colburn said we don't necessarily. That was one of the options that we discussed was eliminating some of the windows. You notice...To Selectman Coutu, it would make sense to have one on top and two on each side - 5 windows. Mr. Colburn said that was certainly feasible. Selectman Coutu indicated the one upstairs is mostly storage but it will give us some illumination - 2 on each side. I don't want to create a target for vandals. The fewer the better in my opinion. Obviously we're going to have lights inside. In the summer time, 2 windows on each side would more than light up the bottom. Like I said upstairs 1 for aesthetic purposes on the back side. Mr. Colburn said there would be windows proposed and the dormers. Mr. O'Keefe stated there's no windows in the back but there's windows on both sides of the dormers. As you can see, Mr. Colburn said we can eliminate - there are 6 windows on the first floor. That's certainly not necessary and that was one of the cost saving alternatives that we discussed with Selectman Luszey.

Selectman Luszey said we actually talked about eliminating the dormers period. Selectman Coutu indicated that's what I would do. I would just put a window on one end on the top. Selectman Luszey stated one of the things that when I met with them to review the set of drawings that was about a \$4,000 item was exceeding 26 feet in square. As soon as you go past the 26, it requires additional structural steel beams to be put in place in order to make this span happen. If we were to back that down to the 26 foot, you could actually reduce the cost even more because you wouldn't need the additional structural steel spans to span that 30 foot.

Selectman Coutu asked what that savings would be. Selectman Luszey thought about \$4,000 plus the material costs. I asked Pat to see if we could get an actual per square foot cost. I used to deal in this but..

Selectman Coutu understands the necessity. We've been through this several times. I've had the privilege of having fore knowledge of this because we discuss it at the HCTV Committee meeting. I talked to a couple of contractors and they said \$128,000 I'll build you a nice house with material and what not. I feel uncomfortable with the number and I think that if they were to do due diligence and take the steps to save costs, and I would not disagree with taking the building down to 26 square as opposed to 30 square, I think that I would feel more comfortable if the motion was amended to have an amount not to

exceed \$100,000 because I think we can realize more than \$28,000 in savings if we went 26 square. That's a considerably - we're talking how many square feet of material we're not going to have to buy. It's considerable.

Mike O'Keefe asked can we do 26 with the 10 foot doors. Chairman Maddox guessed the discussion needs to be I think does this need to be decided tonight. I think you can see a clear direction from the Board that \$128,000 for a garage and some storage does not seem to be flying. I think before we try to do a lot of numbers here tonight. If our goal is to get it at least under \$100,000, what is that going to encompass?

Selectman Luszey said I'd ask a couple of questions. There's some actual savings in this here by allowing the current contract and we had a lengthy discussion about that. All of the GCs are on site. We don't have to do site prep work twice. They're doing it as they're doing it now. If we don't move on it shortly, then we will be raising the cost if we wait until the next month or the month after because then you're into the winter build. We sure as heck don't want to be in that type of an environment for putting up the structure. The second thing too that I think we should keep in mind is this is solely being funded out of the cable utility funds. It's not impacting the tax rate unless this Board decides to its position on how we're going to use the funds from the cable utility. Is \$100,000 the right number? I don't know unless we get some quotes back. I'm thinking it's probably an okay number if you go to the 26 square; we don't finish the upstairs and things like that. I think we need to keep in front of us that this is the cable utility's money. They have the funds available to do it. If we don't do this, I would ask the Board what are we going to do with those funds.

Selectman Brucker was curious. Why did you Selectman Nadeau suggested that it go to 30 square feet? Do you remember? Selectman Nadeau said when we were talking about building a shed at Benson's for the lawn mowers and that type of stuff, it was not that much more to go to a 30 foot building than it was a 24 or a 26. We're talking 2 different buildings now because now we're talking commercial versus shed like. I'm on the mindset of downsizing it and not finishing the top floor. The dormers are more for looks and head height. I don't know that getting rid of the dormers - it will look just like the other barn. I don't want to see this thing at \$128,000 either. Going down to the 26 is not a big deal. Going with the Alaskan poured slab - we're going to save quite a bit of money going that route. If we can get some better numbers for the next meeting, I think that's where I'd like to go.

Chairman Maddox went to the Town Engineer and to Mr. O'Keefe. Patrick Colburn said what we had contemplated with the cost saving alternatives were changes that we could make without needed revised design plans. Quite honestly I'm not sure if now we're crossing the line into now I need revised design plans before I can get revised numbers for this thing. Stripping out the dormers I think is completely reasonable because the roof structure on the rest of the building will just carry through where there once was dormers. The GC just needs to pull that material and labor costs out. That's a change I can make with a simple narrative. Similarly with reduction in number of windows, changing that hay loft door, removing a railing, changing the slab. Those are all things I can do with narrative. If we do downsize, I think now the floor joist for the second floor that we have are probably undersized for 26 because right now they're sized to be 15. There will be some structural change. I'm not sure I can be ready for the next meeting but certainly if that's the Board's pleasure, we'll head down that road.

Mike O'Keefe said one of my comments was going to be the concern about having to redesign the plan again. Would the Board be comfortable if we could come up with \$20,000 in savings? Selectman Luszey indicated that makes it \$108,000. Mike O'Keefe was worried that \$100,000 is really going to push us hard.

Chairman Maddox thought that, again, we build a whole senior center for \$2.8 million. The garage - and that's all this really is - it doesn't include the generator as part of it. It's a very nice garage but I'm having a tough time breaking 6 figures for a very nice garage. Why do we need to have commercial storage space when you've got enough storage space inside the facility at present? I'm just trying to get to that leap of why we're going to spend this much money when all it's doing is housing the old ambulance.

Selectman Coutu stated I understand where you're coming from because I did talk to a couple of contractors. When you think about it, one of the things that we're concerned about is the aesthetics of the building. We want it to look similar to the red barn replication that we're doing. To just throw up a shed like structure kind of cheapens the whole aesthetics of the intent of wanting to replicate the barn. I understand the need for the storage in addition to what may exist in the facility when it's finished. I know that you've expressed concern Mr. Chairman about the size of the HCTV facility and there's an awful lot of rooms. Trust me when I tell you that based on what I'm hearing about new productions and the amount of people that are coming in and willing to volunteer, these rooms are going to eventually be filled and filled with equipment to be able to produce the quality television programming we've all been longing and hoping for. Selectman Luszey has worked on this project for quite some time. Selectman Luszey is probably as conservative as anybody I know physically in terms of how we expend town funds. I'm concerned too as Selectman Luszey stated that we're approaching the serious winter months. What we've seen today in terms of weather and yesterday and what we're going to get tomorrow and rain and 50 degree weather is nothing compared to what we're going to get in the later part of December and January which may put a damper on some of the construction outside if we don't act quickly. By acting quickly I don't mean that we act quickly and we act in haste with waste. I trust our Town Engineer. I trust that he understands where we're coming from fiscally with regards to the cost of this structure. I trust very well that if I were going to approve an amount not to exceed \$120,000, which gives them plenty of room that if the Town Engineer can get it down to \$100,000, I'm sure he will. It's an amount not to exceed and I will support the motion if it's not to exceed \$120,000 if it's modified. I would expect that the Town Engineer knows that we would like to see it down around \$100,000. If redesigning the plans and what not are just going to add costs to it, whatever cost savings you can get. If it goes

from \$128,000 and we get down to \$110,000, I can live with it because I trust that you will do what's as conservative as we can get to keep the aesthetics and show a little bit of costs savings on our side, I'll be happy with that. If the motion were to be modified and I'll continue with my second.

Motion by Selectman Luszey, seconded by Selectman Coutu, to approve a change order with Brookstone Builders for the construction of the HCTV Carriage House in an amount not to exceed \$120,000. Further to direct the Town Engineer and Cable Chairman to work with the architect and general contractor to implement any appropriate cost saving design changes to reduce the final price.

Selectman Luszey thought that's the best number we can do for this evening. If we ask them to go back and make any changes that would require re-architecting the building, and redesign and all that, we're going to be spending another \$5,000 or \$6,000 in architectural fees. I think we should keep the drawings such that we're just making change orders to those drawings and not having to have the whole building redesigned.

Selectman Coutu would appreciate having numbers brought before this Board as soon as they're available so that we can know what the final number is going to be. We'll approve the not to exceed \$120,000 in good faith. I'm assuming we're going to approve that but I would like to see the numbers and not just say go ahead and do it. We should have the numbers if they're put in our box, I'll be happy with it. If we need to discuss it, then somebody can put it back on the agenda to discuss it. Chairman Maddox indicated that's the part I'm having a tough time with Selectman Coutu. Selectman Coutu understood where you're coming from. I have the same differences. Chairman Maddox stated you're saying you want to be able to reconsider later. We've given them a change order. This motion gives them the change order go ahead with \$120,000. You can't just say nope don't like that. I think your statement has to be we're going to see what the numbers are but we really won't have any ability to change it. Selectman Coutu indicated the contractor is on the job. I'm sure that with the relationship that has developed between Mr. O'Keefe, our Town Engineer, and the developer, he can tell them to get some numbers for us as quickly as possible if he wants to do this job. I still say it's reasonable to ask that it's an amount not to exceed \$120,000 and if the bottom line is \$119,000 and that's the best they can do, as Selectman Luszey said, it doesn't impact the tax rate one iota. I think he can do a lot better than that. I'm putting my trust and faith in the Town Engineer. Chairman Maddox indicated my vote has nothing to do with my trust and faith in the Town Engineer. I can't make the leap for \$120,000 garage. Selectman Coutu indicated it wasn't a garage. Chairman Maddox said I know it's not a garage in your eyes but it's a two bay garage that is a very nice one but I can't make that leap.

Selectman Nadeau asked why are we heating this. Mike O'Keefe indicated mainly because of the vehicle that's down there has television equipment in it and it's also a diesel vehicle. Right now it's kept in a heated space in our current facility. We felt appropriate to add a simple gas fired hanging heater to keep that space a little warm. I'm not sure it's going to run all the time but that's the plan.

Selectman Luszey said, again, let's be real clear. All the operating costs for this whether they heat it and cool it comes out of the cable operating budget. It has no impact to the tax rate. I think we need to be real clear about that unless we're going to do something different.

Vote: Motion carried 4-1. Selectman Maddox in opposition.

B. Acceptance of Additional Grant Funding - Zachary Tompkins Memorial Field - Asbestos Removal and Relocation Project

Chairman Maddox recognized Town Engineer Patrick Colburn.

Thank you Mr. Chairman. As you folks will remember, Patrick Colburn indicated I was here a few months back and asked permission to seek additional grant monies to support completion of the asbestos project at 9 Industrial Drive. The reason for that, the project was halted after asbestos containing material far exceeding the volumes that were anticipated was identified on site. I've been working very closely with the Brownfield Project Officer from the EPA and also our current funding source - Regional Economic Development Center - to seek the additional grant monies. We applied to two sources - the Capital Regional Development Council in Concord and as well the City of Nashua. Both of which are grant recipients from the EPA for brownfield projects. Tonight I'm pleased to report that we have been offered a subgrant from the CRDC in the amount of \$200,000 to support completion of that asbestos project. I'm here tonight presenting you with an agreement that was drafted by Attorney Buckley and the Attorney that works with CRDC for your review and acceptance. The plan upon your acceptance would be to notify the site contractor who has since demobilized from the project to get them remobilized this week and complete the capping of the remaining asbestos materials on site within the next two weeks. By December 13th, we have a schedule that the site contractor has agreed to will have the site secure and in a position that we can take down the safety fence that is enclosing the site today. Money will be reserved from the subgrants and in the spring will complete paving efforts over the parking lot you see out there now that is graveled and then obviously we're too late in the season now to establish grass growth where the contractor owes us grass. So that work will also be completed in the spring.

Motion to authorize Chairman Maddox to sign the Subgrant Agreement between Regional Economic Development Center (REDC) and the Town of Hudson dated September 4, 2012

Chairman Maddox stated the reason for that is that although we talked a lot about it, nobody seems to have a document that we signed. Steve Malizia indicated we cannot find a signed copy. Selectman Coutu stated I signed it. Steve Malizia didn't doubt your veracity. We cannot find it. REDC can't find it either.

Motion by Selectman Coutu, seconded by Selectman Nadeau, to authorize Chairman Maddox to sign the Subgrant Agreement between Regional Economic Development Center (REDC) and the Town of Hudson dated September 4, 2012.

Chairman Maddox thought the same thing Selectman Coutu. I argue vehemently that we talked about it and there was a signed document. It has been eaten so we need to recreate that so that we can now get more monies.

Vote: Motion carried 5-0.

Motion by Selectman Coutu, seconded by Selectman Nadeau, to accept the Subgrant Agreement in the amount of \$200,000 from the Capital Regional Development Council to be used toward completion of asbestos removal and relocation work at the Zach Tompkins Memorial Field site and further execute the Subgrant Agreement.

Chairman Maddox asked is there more monies coming in? Is that still in the pipeline? Patrick Colburn said yes. What we're doing is - you'll recall from the bid period for this project back in March where we had two add alternate items in the bid assuming that budget was going to be tight back then. One of those add alternates was to provide two courses of asphalt and all of the bituminous curbing over the parking lot. Because of the budget constraints, obviously we never moved on that add alternate. What we're hoping to do with the additional monies is complete that effort. We will complete the full scope of the original project. Because of the delay between the time that all of the asbestos was found in this evening, me coming forward with a grant award, we have been forced to pay some general conditions. Our contractor has had a field trailer and all of that rental security fencing out there for months at this point. So with those general conditions and the fact that the \$200,000 doesn't leave any contingency money in the budget, I am also acting on a verbal commitment from the City of Nashua to commit additional monies. This grant award is going to allow us to get the contractor mobilized and get the site buttoned up before a hard frost and heavy snow. Over the course of the winter, I hope to come back and see you with a second grant award from the City and basically that money will be held in reserve, the project will be completed, and what we spend we spend. What we don't will stay with the City.

Selectman Coutu wanted to make one thing clear. He talked about additional costs. I want the taxpayers to know that this is all funded through grant monies. This does not present a tax burden at all.

Chairman Maddox asked Mr. Lathrop to step up because they're the people that are going to occupy this space. My concern since we found more asbestos than we ever thought, I just want to make sure that the Tompkins Foundation is comfortable with where we are headed with this. With the Foundation, Selectman Coutu indicated Len Lathrop is our boss.

Len Lathrop indicated we have been apprised of all the situation here. This extra \$200,000 from Concord will mitigate the asbestos in a different manner than our plans were originally. We as the Foundation feel very safe that this field will be absolutely asbestos free and any asbestos will be a minimum of 2 feet below the surface. We're actively searching out the plans of some of the sites in Nashua so that once this is done we can have a public forum and explain if your children have been playing on the soccer fields on Canal Street, you're working on 4 inches of cover. We're working on 2 feet of cover. We're not real excited. We've had to change the design of the field and a lot in the 3 years since we originally visited you will look different when this is done but it will still be an outstanding facility for our Town. It will be a football. It will be a practice field with some elevated seeding coming down to it. Once this money was reached, we are now negotiating with our engineer to redesign it to get the full build out. He has to do the plans over at a cost of \$5,000 to \$10,000 to redesign the turns in the fields and how it's going to affect the wetland setbacks and things of that nature. The Foundation is comfortable. We're really thankful that Pat has been on Board to lend his expertise and help us with a lot of these things. It would have cost us a fortune if we had to use our engineer. It's been a long process but we can see an end with the fences coming down. I don't see the paving happening this season but you know we'll secure the property and once it's paved, we will have a general contractor come in after the plans are redrawn to put the field in place. The one thing I want to point out that any matching funds that were required with this additional money have been met by the in kind of the foundation.

Chairman Maddox stated that I am looking for the Weston & Sampson Engineers to be sitting before us when this project is complete. To sit here at a public meeting and say this facility is safe. I want someone with a license, an engineer, all of that to sign off on this so that the Town can sit here and say we have had this surveyed, done all that has to be done, and it is safe. That has been my concern from when we started the large amount of asbestos we weren't planning on. I want to make sure that everybody who's watching and everybody who will be playing there knows that we have done what needs to be done to make this field safe to put our children on. I thank all of you.

Vote: Motion carried 5-0.

Chairman Maddox asked Len Lathrop if he could briefly touch base. I know it was your first meeting the other night.

Len Lathrop stated I'd be happy to. I went to the first CEDC meeting of REDC. There's a lot of initials. The REDC has a Board of Governors that oversees their operation. This Board that you've appointed me to is a planning organization where

the goal is to look for projects in your community, bring it to the staff who will go to their board to see if those projects have any possibility of outside funding. Smuttynose Brewery in Portsmouth who bought a burned out building, the whole project was financed by REDC at a substantially lower than commercial rate to rebuild it so that they could put 70 employees to work. So as those project especially in our 2 industrial zones start to come to fruition if somebody comes in and needs money to renovate one of those buildings, or to buy one of those buildings, there are other forms than commercial lending. They work with a lot of different avenues and different pots of money to make projects work for economic development. It will be an exciting time. We only meet 4 times a year but there's reading materials that go back and forth. It's a large group of people. There were people from economic development committees, there were people there - town staff people from the whole southern region of our State.

Chairman Maddox thought this is just something that we need to get more informed about so that we might utilize that as company's might be knocking on Mr. Cashell's door thinking about Hudson to be able to use this as some leverage to facilitate getting them into Hudson. Again while we had him here, I didn't want him to wait until the end of the meeting when I spoke about it at the remarks.

Selectman Brucker said the individuals who were there from the towns, what positions were they? Mr. Lathrop indicated there was a Planning Developer from Rochester. There was a Planner from Londonderry. We were at Merrimack Town Hall so there were 2 to 3 people. They were the hosts from Merrimack but I think their Community Development Director is a standard member of that Board. There were Economic Development people from Merrimack, Windham, Portsmouth. There was probably 30 people in this meeting and I have a list. I'd be happy to e-mail it to you of them. I don't recall everybody here tonight. There was some people that had been involved with REDC who had borrowed money and completed projects and now come back to help other people there. There was a couple of people that were constant borrowers of small project money. It was quite a diverse group. I think Mr. Cashell and Mr. Pearson have been to this meeting. I was told that they years ago went to this meeting. When I had mentioned my conversations to Laurel the Executive Director with Mr. Maddox she said Cashell has been to these meetings. She couldn't recall how long ago but if it was with Pearson, it had to be a while ago. Selectman Brucker indicated I'd appreciate the list. Mr. Lathrop indicated I'll forward you an e-mail.

- C. Acceptance of a donation of \$754.67 from Lifetouch National School Studios to be put into the Recreation Donation Account

Chairman Maddox recognized Town Administrator Steve Malizia.

Steve Malizia stated this is a reoccurring donation. This is from when the soccer program in this case takes pictures of the participants. They make a generous donation to the town. I would recommend that you accept this donation with the Board's thanks and appreciation and put it into the Recreation Donation Account.

Motion by Selectman Coutu, seconded by Selectman Brucker, to accept a donation of \$754.67 from Lifetouch National School Studios to be put into the Recreation Donation Account with the Board's thanks and appreciation, carried 5-0.

- D. Panhandlers

Chairman Maddox to recognize Selectman Nadeau.

Selectman Nadeau stated we've talked to the Police Department on a number of occasions. It's becoming more and more of a problem here at the common. If you've drive down the DW Highway at all in Nashua, it's becoming a big problem over there too. It's a big scheme that's going around there because people are feeding the problem by giving these people money. The other day in Nashua I witnessed an accident where a lady stopped at a green light to hand the panhandler money and got rear-ended. She was very upset to find out that it was her fault that she stopped at the green light. We have to figure out what we can do as far as what other towns and cities have done. Selectman Coutu has done a little research so I will yield to him if you'd like to talk about what he came up with.

If Selectman Coutu might Mr. Chairman. The City of Lowell just approved an extensive panhandler's ordinance. The person who sponsored and did all of the research and the work with their legal department is City Councilor Martin Lorrey. I've been in contact with Councilor Lorrey and he is going to forward me the full draft of the panhandlers ordinance for us to have to review and if we like it to bring it to our attorney to make sure it meets muster. I think I explained to you Mr. Chairman as I did to the Town Administrator, and I think I might have talked to you about it as well Ben, that the ordinance is well crafted. There is one exception which would be for nonprofits. The only ones that we have that do street type vending is once a year seasonally during the month of August. Two or three times we allow our Fire Department to do the boot drive and they do it very safely and they're well organized. It's well advertised but the ordinance as the bits and pieces that I've read of the ordinance that was put together by the city is also going to be reviewed by a couple of other municipalities. I think one more in Massachusetts and I think someone told me that the City of Nashua is going to take a look at that ordinance as well because their problem is greater than ours because they're a much larger municipality, a lot more lights where people can stand in front. It's become a real problem at the Mall at the southern end of Nashua. They're standing out there and you can watch them as they leave. They go down to their new vehicles which are parked in a little section. They're all relatively new Toyotas and Hyundais. They're panhandling. I would ask that we defer this item. Selectman Nadeau and I have talked about this repeatedly and for him it came to a head last week when the accident was up by his place. I would ask to defer and when we get that ordinance,

I'll bring it in to the Town Administrator and make copies for our packets and we'll put it on the agenda then and hopefully we can review it and see if it's something to our liking and move on it.

Chairman Maddox said we did the 6 foot leash law and we went through that whole thing changing our ordinances for what? Selectman Coutu stated it works. Chairman Maddox indicated that this Board did not want to fund to get the noise meter calibrated. There's another ordinance. I just think that this is a case of making an ordinance that isn't going to do us much good. Again, probably good to at least read what somebody else has done the homework on and see if it fits. If people stop giving them money, they will go away.

Selectman Luszey stated the purpose of the ordinance is to give us something to go back on should we want to enforce something. That's really what an ordinance is all about. If we chose not to enforce it, well shame on us.

Chairman Maddox asked Selectman Coutu if he was going to bring something in the future. Selectman Coutu said he would.

E. Modification to Warrant Article I

Chairman Maddox recognized Town Administrator Steve Malizia.

Steve Malizia thought the Selectmen's Rep. to the Budget Committee could support this. During the conversation with the Budget Committee or straw poll of the warrant articles, there was some concern raised by members of the Budget Committee relative to Warrant Article I which is a senior citizen activities revolving fund. Specifically you'll see about half way through, there's a sentence that's been crossed out. The Budget Committee is asking the Board's consideration to make that change. They just feel it would be more appropriate not to put it in the Board's Recreation Department. It's just their opinion. They cannot change the language of the warrant article. You, the Board, can so they've asked for your consideration to do so. One would suspect that if we make this change, we'd probably get a favorable vote on this.

Chairman Maddox indicated your problem is not with the Recreation Department per say as it's sponsored by is their issues is it not? Selectman Luszey said their issue is the wording that says "sponsored by Recreation". Their feeling is, and it's the same opinion that I expressed when we actually crafted this, if we want to make sure that these monies are separate from recreation funds. By having "sponsored by Recreation Department" in there, there is an assumption that those funds could be used for something other than the senior center. By making it specific to the senior citizen programs, it alleviates that concern.

Motion by Selectman Luszey, seconded by Selectman Brucker, to strike out of "sponsored by the Recreation Department" in Warrant Article I, carried 5-0.

9. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Nadeau - Just a reminder that Thursday is Thanksgiving and myself and Selectman Coutu will be down at the Hudson Fish and Game Club volunteering some time down there to help out with getting the meals and stuff. I'll probably be doing the dishes and answering the phone. There still is a need for donations of fresh fruit, pies, and turkeys. They can get a hold of Karen Knox or they can go to the Fish and Game and drop off their donations there.

Last night I was out coming back from Wal-Mart and heard a call go off and went over to the call. There was a water main break behind T-Bones. It was on Willow Street and Sycamore. I got to see Jess Florence out there. I got to see how he used his rough Toughbook and it showed all the gate valves and sewer lines so that when they started digging, of course they didn't have time to call Dig Safe to come out and mark all the lines. While they were waiting for Pennichuck to get there, Jess was out there marking all the lines. They did a really good job in fixing that water leak. Just interesting to see the pavement bubbling up and all the silt coming through on the roads.

Town Hall will be closed on Thanksgiving and Friday. Don't forget the winter parking ban is in effect. That's all I have this evening.

Selectman Coutu - First thing I want to do Mr. Chairman is give a report from the Recreation Committee. Comedy Night was held on November 16th. There were 242 people in attendance. The 5th and 6th grade dance was this past Friday evening and 316 children were in attendance. The lacrosse program is going to hold an open house on Monday, December 2nd from 6 p.m. to 8 p.m. at the Recreation Center. The purpose of the open house is an information night and it introduces the coaches and answers any questions. They'll have video clips of the first season and on site equipment sizing will be done.

I'm glad you dropped a dime on Karen Knox. She's not only going to give me hell, she's going to give us both hell. Yes this Thursday is Thanksgiving Mr. Chairman and it has been the practice of the Hudson Fish and Game Club. As a matter of fact, members of that organization are there this evening as they will be all day tomorrow and all tomorrow evening cooking turkeys and preparing all the vegetables. It's a day of Thanksgiving. If there's anyone in this Town that deserve a tremendous amount of thanks, it's all of the volunteers that give of themselves so unselfishly to prepare these meals so that we can deliver about 2,000 meals to homes around our community as well as other people that we can help in Tyngsboro, Litchfield, and some in Nashua. Karen Knox has been doing this for 25 years and she's been organizing this through sickness and in health. She's married to this thing. She has done our community and she's inspired the volunteerism that makes all of this possible. All of

the Boy Scouts, and the Girl Scouts, and the volunteers who go out Thanksgiving morning to deliver all these meals. It's a sight to be seen how well organized and orchestrated this whole thing is in order to provide this. Selectman Luszey you know how important it is to have things well organized because in your own charitable giving and volunteering with Judge Moore and MooreMart and the packages, this is all done in one day and it's a sight to be seen. It's a pleasure for me and Selectman Nadeau to go down there. It's not all work. It's fun watching Selectman Nadeau break things. He does the hard work. He does the pots and pans and the dishes.

Also at this time of thanksgiving Mr. Chairman, I want to recognize all of the people who serve on our committees and our commissions. All of the people in this Town who have contributed so many hours throughout the year volunteering at Benson Park and other projects throughout this town. These people serve without any pay, without any complaint. They enjoy doing it and without this core group of volunteers whether they're appointed by this Board to serve on our various committees and our commissions give of their time so that our government can function the way it does. We all serve and represent various committees in town and we see these people at these meetings day in day out. It's not just the work they do at the meetings, it's all of the preparation they do - site walks and other things that are necessary in order to understand what they're voting on any particular night. So to all of those people, I send a heartfelt thanks on behalf of the Town of Hudson and I wish my fellow board members, and our staff, and all of the citizens of Hudson a very, very happy Thanksgiving. Thank you Mr. Chairman.

Selectman Luszey - Thank you Mr. Chairman. A couple of things. One is I met with the Library Trustees this past week. They had some great programs on last month. They sent out a survey in the Hudson/Litchfield News that they asked a bunch of questions about the services that the Library provides and what folks would like to see done differently or where they can improve. They're working on an improvement plan based on that survey. So that will be interesting to see what comes of that. They also have a couple of employees - one of 14 years is retiring and one is going from full time to part time because she got a job at a better rate in pay and all that.

On the senior center side, I don't know if anyone managed to tune in but it's now televised - the Senior Affairs meeting. Lori Bowen is doing an outstanding job getting things coordinated and all that. We had the Council on Aging Chairman there. We discussed a little bit about the future role of the Council on Aging and its relationship with the Hudson Senior Affairs Committee and us. We're looking forward to continuing a great partnership where they can help us defray the cost of programming in there by being a fundraising arm, much like the Friends of Benson, the PTAs, and things like that. So that's all goodness. If you drive by the senior center today, you would see the roof is all on, I think all the windows are in, and the pavement is down. We are right where we're supposed to be. Thank you.

Selectman Brucker - I attended the Municipal Utilities meeting last week. Things are going smoothly. The new system that we have now for shut offs for people is encouraging people to stay up with their water bills. We were unable to meet with the Conservation Commission. They didn't have a quorum so it didn't meet but it will meet next month.

I, too, want to thank all the committee members on the committees I serve on. I didn't attend a Planning meeting but I know there's one coming up in December. I wanted to wish everyone a happy Thanksgiving and I hope if you have family members traveling or you're traveling, that it's a safe trip for everyone because it looks like the weather is going to be pretty nasty.

Selectman Nadeau stated I forgot to bring up what happened last Saturday here in Hudson. We had the food distribution over at St. Vincent's. Again, a well oiled machine. We had help from a lot of people. We had some police officers down there volunteering their time. We had our usual staff of about 40 to 50 volunteers bringing the boxes up the stairs, putting them in the cars. Today we got a very nice donation from Hannafords. They brought us down 35 turkeys which they haven't done before and they brought us the helping hand boxes. So that was pretty good to see that. There will be a couple of collection sites set up through town for the Toys for Tots run through the Police Department. Some of those toys do end up back in Hudson through the Toys for Tots organization. There is a place upstairs here at Town Hall, the police station that I know of, and the Gulf station right over here by the bridge. If you'd like to donate either food or toys, those places are available and we do have a box upstairs for food.

Selectman Maddox - The Chair has a couple of things. Number one if Selectman Brucker if you could check, maybe a couple of pages fell off the Code Enforcement report. I seem to have seen a lot more in the past and longer lasting. So if you could follow up and see if there is something missing there. Selectman Nadeau believed Doreena sent out a new one today. There's a new one that just came out.

The next thing the water main break. Selectman Maddox noted they did call Dig Safe. It is fascinating to see that they found the problem. Pennichuck, our contractor, our people are out there and the water main is fixed. Go to other communities and that takes a little longer sometimes. So people had their water turned off for a couple of hours as they fixed the problem but they had it back on this morning. Kudos to all the people that get to get up in the middle of the night.

The next thing I have, and I guess we can be thankful for it because it is free speech in the Thumbs. An interesting thing to get a pulse of what people are thinking. There was one the other day that I saw about Route 111 and people on bicycles. I want to say that that was not done in happenstance. I know that there was a meeting that was held at the Anne Seabury room at the Police Department in which the DOT was soliciting input. One of the people that was there was an avid bicycle rider. I think he lived in and I want to say Sandown and he bicycled to the Hudson police station to go to this meeting. He had deep concerns about the rumble strips that they put in. So there was input from the bicycling community. That's why there are those space as

you see as you go along 111. It was not just a happenstance. I know government doesn't always to the right thing, but at least it tried in this case.

Next thing. I think all of you hit on our volunteers. I think we also have to recognize that we have personnel that will be working while we're all sitting down to a good meal. So thank you to all of them who have jobs that require them to go out and fix water leaks, or fires, or medical emergencies, or any number of things that we have staff and thank you to all of them for what they do.

With that to all of you and everybody out there, hopefully a happy and safe Thanksgiving.

10. NONPUBLIC SESSION

Motion by Selectman Brucker, seconded by Selectman Luszey, to enter Nonpublic Session pursuant to RSA 91-A:2 (a) Strategy or negotiations with respect to collective bargaining; and RSA 91-A:3 II (e) Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the public body or any subdivision thereof, or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with any body or board shall not constitute a threatened or filed litigation against any public body for the purposes of this subparagraph, carried 5-0 by roll call.

Chairman Maddox 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. Open session was entered at 8:49 p.m.

Motion by Selectman Coutu, seconded by Selectman Brucker, to forward the Hudson Police Employees Association Contract to the Fiscal Year 2015 Warrant, carried 5-0.

Motion by Selectman Nadeau, seconded by Selectman Coutu, to forward the Hudson Highway Department Contract to the Fiscal Year 2015 Warrant as amended, carried 5-0.

11. ADJOURNMENT

Motion to adjourn at 8:50 p.m. by Selectman Brucker, seconded by Selectman Coutu, carried 5-0.

Recorded by HGTV and transcribed by Donna Graham, Recorder.

HUDSON BOARD OF SELECTMEN

Richard J. Maddox, Chairman

Nancy Brucker, Selectman

Roger E. Coutu, Selectman

Benjamin Nadeau, Selectman

Ted Luszey, Selectman