

HUDSON, NH BOARD OF SELECTMEN
Minutes of the December 27, 2011 Meeting

1. CALL TO ORDER - by Chairman Jasper the meeting of December 27, 2011 at 7:02 p.m. in the BOS Meeting Room at Town Hall.

2. PLEDGE OF ALLEGIANCE - led by Selectman Maddox.

3. ATTENDANCE

Board of Selectmen: Shawn Jasper, Roger Coutu, Rick Maddox, Ben Nadeau, Ted Luszey

Staff/Others: Steve Malizia, Town Administrator; Mark Pearson, Assistant Town Administrator; Gary Webster, Town Engineer; Ken Matthews, Richard Kahn

4. PUBLIC INPUT

Chairman Jasper asked if there anybody that wished to address the Board concerning any matter over which we have control. Seeing no one.

5. NOMINATIONS & APPOINTMENTS - NONE.

6. CONSENT ITEMS

Chairman Jasper asked if any member of the Board wished to remove any item for separate consideration. Seeing none.

Motion by Selectmen 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) Blind Exemption - Map 147, Lot 022, Sub 014, w/recommendation to approve
- 2) Veteran Tax Credit - Map 216, Lot 014, Sub 092; Map 216, Lot 014, Sub 105; Map 147, Lot 022, Sub 014, w/recommendation to approve

B. Water/Sewer Items

- 1) Sewer Abatement - S-UTL-12-08, 26 Highland Street; S-UTL-12-09, 17 Blackstone Street; S-UTL-12-10, 14 Garrison Farm Road; S-UTL-12-11, 18 Oban Drive; S-UTL-12-12, 46 Lund Drive; S-UTL-12-13, 23 Scottsdale Drive, S-UTL-12-14, 13 Shoreline Drive, S-UTL-12-15, 54 Bear Path Lane, w/recommendation to approve
- 2) Sewer Abatement - S-UTL-12-17, 8A Paget Drive, S-UTL-12-18, 8B Paget Drive, w/recommendation to deny

C. Licenses & Permits

D. Acceptance of Minutes

- 1) Minutes of the December 6, 2011 Meeting
- 2) Minutes of the December 13, 2011 Meeting

E. Calendar

12/27	7:00	Board of Selectmen - BOS Meeting Room
12/27	5:00	Senior Building Cte - Buxton CD Meeting Room
12/28	7:00	Budget Cte - Buxton CD Meeting Room
12/28	7:00	Benson Park Cte - Landscape Subcte - BOS Mtg Room
12/29	7:00	Budget Cte - Buxton CD Meeting Room
01/03	5:00	Senior Bldg Cte - Buxton CD Meeting Room
01/03	7:00	Budget Cte Wrap Up - Buxton CD Meeting Room

01/04 7:00 Planning Board - Buxton CD Mtg Room
01/05 7:00 Benson Park - Buxton CD Mtg Room
01/05 6:30 Recreation Committee - BOS Meeting Room
01/05 7:00 Budget Cte - IF NEEDED - Buxton CD Meeting Room
01/09 7:00 Conservation Commission - Buxton CD Meeting Room
01/09 7:00 Board of Selectmen - BOS Meeting Room
01/10 VOTING - PRIMARY ELECTION
01/11 7:00 Planning Board - Buxton CD Mtg Room
01/11 7:00 Budget Cte - public hearing - Community Center
01/12 3:30 Trustees of the Trust Fund - Buxton CD Mtg Room
01/12 6:00 Sewer Utility Cte - BOS Meeting Room
01/12 7:00 Budget Cte - IF NEEDED - Community Center
01/12 7:00 Zoning Board of Adjustment - Buxton CD Mtg Room

7. OLD BUSINESS

A. Votes taken after Nonpublic Session on December 13, 2011

- 1) Motion by Selectman Coutu, seconded by Selectman Luszey, to authorize the Fire Chief to hire Kathryn Saunders to the position of Dispatcher within the Fire Department. This assignment will be a non-exempt position and in accordance with the IAFF Local #3154 contract with an hourly rate of \$14.37 per hour and then to Step 1 at the completion of probation, as recommended by the Fire Chief, carried 5-0.
- 2) Motion by Selectman Coutu, seconded by Selectman Luszey, to forward Warrant Article "C" for the tentative contract agreement between the Town of Hudson and the Hudson Police, Fire and Town Supervisors Association to the Fiscal Year 2013 Warrant, carried 5-0.
- 3) Motion by Selectman Luszey, seconded by Selectman Maddox, to forward Warrant Article "D" for the tentative contract agreement between the Town of Hudson and the Hudson Support Staff to the Fiscal Year 2013 Warrant, carried 5-0.
- 4) Chairman Jasper declared the meeting adjourned at 9:38 p.m. by Chairman Jasper.

B. Public Hearing - Street name corrections to Chagnon Drive, Harwood Drive, Watts Drive, and removal of Cottage Avenue from Town Code

Chairman Jasper opened the public hearing at 7:05 p.m. Is there anyone who would like to address the Board on these proposed changes to the Code? Seeing none, I will close the public hearing at 7:05 p.m.

Motion by Selectman Coutu, seconded by Selectman Maddox, to adopt Ordinance 11-6 by amending Chapter A340, "Streets, Inventory of", Section A340-1, "List of streets" by changing Chagnon Drive to Chagnon Lane, Harwood Drive to Harwood Road, Watts Drive to Watts Circle and removing Cottage Avenue from Town Code, carried 5-0.

C. Warrant Article - Ratification of Agreement between the Board of Selectmen and the Friends of Benson Park

Chairman Jasper indicated that it was in Warrant Article form.

Motion by Selectman Coutu, seconded by Selectman Nadeau, to forward Warrant Article "M" for the Ratification of Agreement between the Board of Selectmen and the Friends of Benson Park to the Fiscal Year 2013 Warrant, carried 5-0.

8. NEW BUSINESS

A. Town of Hudson Electric Supply Contract for 2012

Chairman Jasper recognized Assistant Town Administrator Mark Pearson. Good evening Mark.

Good evening Mr. Chairman and members of the Board. A while back, Mr. Pearson was assigned by you to work with the Hudson Green Team and to look into obtaining a contract for electric rates for the supply of electric to the Town of Hudson. In working with Linda Kipnes, there were several meetings. We met with NRPC and as you know, I came before this Board previous to inform you that there was a collaboration of a bunch of communities in this area to

go out to bid on a big bid to try to get the best rates for everybody at the same time. What you have before you tonight is a Memo from me outlining the history. They went out to bid. There was a winning bid and there is now a review of contracts with the NRPC Attorney Dressler. There's a master contract and then there will be a pricing contract. To sum it up, I'm asking you to authorize the Chairman to sign the master contract for 2012 for the rate that was determined to be the lowest rate by NRPC and to authorize the Town Administrator to sign the pricing agreement on January 11th. I'd be happy to answer any questions at this time.

Selectman Maddox said a \$5,000 savings. Is that total? Mr. Malizia said it will be far more than \$5,000 worth of savings when we looked at all the list of accounts. That's what Selectman Maddox was trying to get a handle on. Mr. Malizia said the electric bill has a couple of components to it. One of the components is the fixed cost. It's basically to have the service available. The other component, which is the component in play here is the supply cost which we're currently paying I think 8.8 cents per kilowatt hour. This should save us approximately 25 cents based on the bid that they got from Hess. Hess was the selected bidder in this project. Approximately 25 percent of our supply cost could result in a savings anywhere from \$50,000 to \$80,000 town wide. That counts sewer, water, and the regular accounts. We've looked at all of the accounts and made sure that they had all these accounts. Originally, they seemed only to have the buildings. We worked and gave them an updated list of accounts. Now this will span our water utility, our sewer utility, and all the other town accounts including trying to get the traffic lights on it even though the supply piece isn't very big. We pay a fixed price to just to have the light. We're trying to capture all of the accounts. It appears that at this point in time that whatever we're spending we'd save 25 percent on the supply piece of the bill, which could be in the \$80,000 range.

(Steve Malizia) There are two components, two parts. There's the master agreement which Mark Pearson just went over. Attorney Dresser was hired by NRPC to review this on behalf of the communities. Just a simple master agreement. Then there will be a pricing contract that needs to be signed sort of instantaneously. As I understand this market for anybody who's worked for this market, it evolves the changes. The price today may not be the price two days from now or two weeks from now. So in order to be nimble what they want is somebody appointed from the Town to attend NRPC on the 11th to be able to sign that contract. That's why you're designating me to do that piece unless you're available or somebody else wants to do it. It just makes logical sense for me to be the attendee there. There's basically two things tonight that they're looking forward to move forward. One is the master contract. Are we still on board? Do we still want to move forward? If we do, there's the pricing contract which will come up on January 11th.

Selectman Coutu asked how long we were bound for under this contract. Mr. Malizia said one year. Chairman Jasper said that's all we can do.

Just a comment. Selectman Coutu said the only thing that surprises me, it looks like we would be considered a large account. If I'm reading this correctly, we're going to pay 5 ¾ cents per kilowatt hour.

What Mr. Malizia understands a large account to be is a large single building. For example, Alvirne High School might be a large account. We are not technically a large account according to the energy market. We are a collection of small accounts that maybe in the aggregate looks like a large account to us. From what I understand about the way they do this, a large account is Alvirne High School, Hollis/Brookline High School. A big physical plant. We are a conglomeration of many accounts. Selectman Coutu understood this to be a pool which would be a conglomeration of all of the kilowatt hours at one price for everybody. Mr. Malizia thought there are two prices. Selectman Coutu sees that now. Anyway the comment I'm going to make is Mr. Chairman I had given you the name of Glacial Energy which is a company I do business with. Its 30 days. You can cancel with a 30 day notice. I had a solicitation last week from another company asking me if I would be interested in going to 1.5 cents per kilowatt hour and would I submit a copy of my Glacial Energy bill to them. I did. They told me that in order to qualify, I'd have to double my consumption. I said that's all right I won't. When I looked at the rate, 1.015 per kilowatt hour and I see here we're going to be paying 5 or 6 cents, our municipal buildings will probably be paying 6 cents a kilowatt hour. It just seems high when somebody else is offering it for 1.5 to a small business. Mr. Malizia said he couldn't comment because I don't know what they've offered you. I hear what you're saying. Selectman Coutu said the fact is if we're going to save \$25,000...Mr. Malizia said it appears to be 25 percent approximately which when you take the spectrum of what we spend on energy, could be somewhere between again \$50,000 and \$80,000 on all of our accounts. It's certainly not an unreasonable savings for the first year. We'll see how it works and if you want to do something different, you want to pool with the schools down the road and somebody comes along and says we'll give you 1.5 cents, great. I don't know how they do it for that. Selectman Coutu said he didn't know how they do it either but that's what I was quoted.

Just a follow up Mr. Chairman. Selectman Maddox said if you look at this packet and the paper was to get this or whatever, it doesn't really say what I wanted to hear is the \$50,000 to \$80,000. The hard work of the Green Team, working with NRPC, the Assistant Town Administrator, that's a real number. Again, I just want to make sure that people understand that maybe once the final number is known, you can get us something maybe later at the

beginning of next year to reflect really what that number is. That is, again, a significant amount of money saving on electricity. Thank you Sir.

Selectman Luszey had a question. When we started all of this we asked the school to jump in on this. Because of the timing, are we able to allow them access to this when their contract is up? Mr. Pearson believed their contract ends at the end of this year. So simultaneously we'll both be out of contract. If they chose to come this way with another supplier, they could come this way or if they have a better rate their way, we could work with them. My understanding is this rate here is even better than what the school has currently.

Motion by Selectman Luszey, seconded by Selectman Maddox, to authorize the Chairman of the Hudson Board of Selectmen to sign the 2012 Hess Master Contract for the electric supply to the Town of Hudson, carried 5-0.

Motion by Selectman Coutu, seconded by Selectman Maddox, to authorize the Town Administrator to sign the 2012 Hess Pricing Agreement Contract for the electric supply to the Town of Hudson, carried 5-0.

B. Engineering Administrative Aide Position

Chairman Jasper recognized Town Administrator Steve Malizia.

Mr. Malizia indicated that we have a notice of retirement from our Administrative Aide in the Engineering Department. It's a pretty important position supporting the engineer. It's basically been a two person operation now for a couple of years. It's definitely that I recommend we back fill. In order to do that, we come to the Board to seek your permission to post for the opening for Administrative Aide in the Engineering Department. I've included the job description. It has examples of duties. Obviously the resignation or the retirement letter of the individual, and just a quick overview. In the contract it states that the vacancies will be posted at Town Hall. It doesn't say first. It could be simultaneous with an outside posting. In other words, we would post it inside and I would assume advertise it outside for this vacancy.

Motion by Selectman Maddox, seconded by Selectman Luszey, to authorize the job posting for the Engineering Administrative Aide position that will be open due to a staff retirement, carried 5-0.

C. Future Senior Center

Chairman Jasper recognized Selectman Maddox.

Selectman Maddox took Chairman Jasper's advice. We had some discussion after our last meeting about the DOT and what they were expecting. Again rather than putting you in that position, I was looking to see from the Board if we wanted to find out what we needed to do if we have to increase the size. I know that everybody I've talked to sort of said there were no numbers given. If you specifically gave them numbers, then we need to deal with that. I just don't want us to be ham strung to a building that may not work as we do more and more towards the seniors - wider aisles are necessary. Those kinds of things. Again just trying to move this forward. I know your reluctance because you said you had already had conversations so whether we designate Selectman Luszey or myself or someone else to talk to the DOT or how we needed to move this forward.

Chairman Jasper will put his 2 cents in at this time. As I told you, I am reluctant because one of the things we were looking at was the square footage of the old building roughly taking in all its different additions and appendages and went in with a drawing. I'm not sure one way or the other now that we're looking at the site we are and buying what that means. I am very concerned, however that it appears that we didn't have all of our ducks in a row or someone didn't. I am always very hesitant after the fact, after we went to Town Meeting and got the \$150,000 released for a specific building for specific square footage. Now to come back and say we were just kidding we really hadn't thought this through very well and we'd really like to go forward with a larger building. It seems like this project continues to be a comedy of errors for a number of reasons. This one would seem to be a big problem for me. We're going to have a very difficult time funding what's been proposed and now to go off and try to increase that square footage which obviously increases the price makes it more difficult. It also makes a lot of people angry because before we've even done anything, we're changing what we were telling people we were going to do and got approval for. I think it's a very difficult road to go down. Obviously I've given you my feelings and I think the Board needs to discuss whether that's a route you want to go down at this time or not.

Selectman Luszey had a comment. Having sat in a number of Senior Building Committee meetings these past few months, we have not found any documented reference to square footage. There is a number floating around. Based on the information that I've collected so far, it appears that a facility to meet the needs of a community the size of Hudson is somewhere between 6,000 and 8,000 square feet. What is also needed, I think, to be discussed amongst this Board is what is the price tag that this Board is comfortable at shooting for? That I don't have. I can guesstimate what a building might cost. If I could get some direction as to what this Board is expecting to look to fund, I could back

into the size of that building very easily and come back and tell this Board what that might be and also have a discussion with the seniors as to whether or not that size facility would meet their needs along with the Cable Utility. I think we need to have that discussion.

Selectman Coutu said he wanted to put in his 2 cents and I made a public comment the past week. I'm a little bit surprised the conversation is going towards increasing the size of the building. The conversation I had with Selectman Maddox, I was under the impression that the length of the building concerned me. I thought that we were going to keep the same square footage and try to more compact it and make it a little more square than 110 feet long by 40 feet. Then the conversation I had with Selectman Maddox dealt with whether or not it was cast in stone that we had to stick with the footprint of the original barn, which I felt we weren't stuck with the footprint. I would be uncomfortable right now based on the limited conversation I've just heard with increasing the scope and size of the building to increase the cost. That would concern me. I thought we were going to look for something that would be accommodating both the Hudson Cable Television studio, perhaps putting the Selectmen's office in the downstairs area - we can always set that aside. We have comfortable quarters here. There's no need for us to move but it would facilitate a lot of things internally and I understand that. I thought rather than have it long and narrow, we could probably try to square it off a little bit and see if somebody could do a rough sketch and see if it could meet the needs. I find it difficult as Selectman Maddox pointed out, one of my concerns was that ADA Compliance means obviously much wider hall ways, much wider entry ways to accommodate elevators and the like. You're dealing with something that's in the length it's going to be very difficult to accommodate that. I would like to see the shape of the building change but not increase the size of the building, which would in effect increase the cost. HCTV is going to be paying for 50 percent. They only have \$650,000. At best, I could support \$1.5 million. At best. I don't think I could support anything greater than that. I start thinking about escalating those kinds of costs. I think about this old fire station we have next to us that really need to be replaced and should be up there in the priority list. I had already said that would be a priority with me. We need to contain these costs so it's reasonable and it's palatable to the voters when it goes to warrant article. Those are my comments Mr. Chairman.

Selectman Nadeau asked what were the sizes that we had told the State originally for the footprint. Chairman Jasper didn't think it's really so much a question. We probably didn't give them a square footage. I don't know. We gave them a building which had a square footage which we were all aware of. My understanding was the same footprint that they had proposed to add on to Lyons Hall. That ended up being the square footage. That's what we went forward with. I have no way of knowing whether the State even cares at this point because of the fact that we're essentially buying the land. I don't think they really took any considerations into the shape and size of the building. I'm not sure. That's why I said before we go any further with that we need to make sure that if the Board wants to increase the size of the building, then we need to have that conversation before we spend dime one. I just simply don't know and I've gone down too many paths to find out there was another impediment to start down this one without getting a clear answer to that. That should be simple enough but of course we're dealing with the DOT. We also know that nothing is really simple dealing with DOT. With that being said the problem with taking a building that has a pitched roof on it and making it wider, it becomes more expensive and you end up with a higher, steeper roof and a bigger gable end, which can really look out of proportion depending on what you do. If you go from 40 to 50 or 60 feet wide, there are a lot of questions there.

Selectman Maddox thought what he was trying to do here is to say with the best of intentions, the size was designed with 40 feet but that's the outside dimension. By the time you take away the inside walls, you're probably at 38 feet. If you do build an aisle way suitable for wheelchairs and walkers - the ones we've seen say you need to build that wider, you've taken away another 7 feet. You have 30 feet of width now. I guess the question is maybe my question to the Board is should we have the Assistant Town Administrator research with the DOT to see if they have some expectation of a size and then we can work around whether it be price or functionality but we're not trapped to that 40 foot width. We're not going to go longer. If anything, we're going to go shorter. It's just a function of trying to make it fit into that parcel the way the land is laid out to make that work. I think that's really the question. You were concerned that the DOT has this number locked in their heads. I think we need to find out that that is in fact the case and we need to work backwards from there. We do need to find out what the Board is looking for a dollar figure.

Selectman Luszey asked to add on. The other part that I'm interested in is when all said and done should we get this thing built, is it a building that's going to be usable for the seniors and will they use it. It's nice to put up a building and its 4,000 square feet and it doesn't provide the needs of that user group, then we just wasted a whole bunch of money. For me, when I started this activity I had no set preconceived notion of a footprint. What I'm doing and I'm still doing is gathering what the needs of that user community would be and try to determine what a building would look like to fit those needs. We've had a couple road trips out to Salem and most recently to Manchester. It becomes apparent very quickly that space is a real key issue into meeting senior needs because of the rollers, and strollers, and wheelchairs and all the other stuff that goes along with that. I am sensitive to the cost issue. I'm looking for some direction on where to take all this.

Selectman Coutu asked how wide is your barn. Chairman Jasper said 40 feet. I was just thinking that one of our buildings is just the 4 story building I think is just about 40 maybe a little narrower than that by about 140. There are 5 pens that are roughly 24. The length of that barn, the big barn at the end of Greeley Street, is a little narrower than 40 feet. It think its 37 ½ on the inside. Selectman Coutu asked if that was the one you took me through, right? Chairman Jasper said right. That's just about 140. Selectman Coutu knows it's longer than what is being proposed. It was 110 feet is the length that we're proposing for the senior center, the original proposal. The original drawing, the addition to the community center what will be the dimensions of that? Is that what it was? Chairman Jasper said yes. Selectman Coutu said we had 110 feet of land that we could go without...Chairman Jasper didn't know if it was quite that long even. Selectman Coutu didn't think it was that long. Selectman Maddox thought it might have been 44 by 100. I don't know.

What Chairman Jasper is having the difficulty here is what they proposed saying were their needs was certainly no larger than what's being proposed and perhaps a little smaller. Here we are now at this late stage talking about reinventing the wheel when the wheel was already invented for their needs. You don't have to have a hallway down the whole thing. I'm thinking well how many different rooms do you need to have? There's a lot of different ways to set up an area like that. You could have a big room at the beginning with no hallways. It has side entrances. It's all about how you design the space. You don't need to take 7 feet wide out of the whole thing. What are we designing here for? Is everybody going to have their own offices? You look at what the Board of Selectmen operates out of in terms of essentially 3 little offices we run the whole town. Are we going to say the seniors have to have more office space than the Board of Selectmen? Then really any administrative function within this Town - 4,000 square feet is a lot of square footage. You can do a lot of things in there. I know some of us have talked about what Salem has for usage for a day. The reality there again is not everybody is going to be there at the same time. They have a big building over there they're using. I've never been in there when that really has been over utilized. If they're going to have a big function, that building is still going to be available for other functions. It's not like the Community Center. It's not like that is going to be a space that's not available if there's a big use. I've seen it so many times where we shoot for the moon and then we end up with nothing. This is something that everybody understood. Here's what was being proposed. Here's what's agreed to. I just frankly don't think we should change anything.

If you want to change the dimensions and that doesn't add to the cost, Chairman Jasper said that's one thing. The problem when you change the width of the building, right now you can easily span with floor trusses that 40 feet without putting posts. You start going wider, now you're going to put posts which is going to cause a huge problem downstairs for the cable facility. So if you're starting to put posts or now you have to go with some huge steel to support that weight, how does that change? I'm not saying I have the answers but I'm sure that when you add 10 or 20 feet of width to a building, you're going to drastically change the dynamic of the material used to support that which changes the cost.

Selectman Luszey asked if heard a consensus that 1.5 is what this Board is comfortable and shooting for. Selectman Coutu said it was a number he threw out. What was the original proposal for the addition? Selectman Luszey said 2 something he was told. Chairman Jasper didn't remember. Selectman Coutu asked 2 something built or 2 something built and furnished? Selectman Luszey wanted to say fit up included. Selectman Coutu said they're going to do their fit up and cable is going to do their fit up.

Chairman Jasper was not particularly hung up on a number to start with except that I want it to be the most economical number we can get. We saw what happened when we tried to building for the Police Department and fit a number to it. We made some very bad long term decision. We I wasn't on the Board but the Town made some bad decisions because there was supposed to be a mezzanine for records storage. That had to go. There were a lot of things that had to go out of an ideal design. I think what we need to do is settle on the square footage that was proposed and now if you start playing around with the length and the width, I don't care so much about that. We need to know what the differential is if you go wider. I just can't imagine you can build a wider building and not spend more money.

Selectman Maddox had two points. Number one, for all you people that are fascinated by this discussion at home, the next time you're at the shopping center, the parking spaces are mostly 10 feet wide. Picture this building is going to be less than 4 parking spaces wide. Try to put all the other things that are going to go into this space. Number two, the Community Center is 9,800 square feet. Again, I think we have to be realistic in not building a building to fit in a budget that then the day it opens doesn't work. I think we have to do both. If it doesn't pass because the people don't feel it's a worthwhile investment, that's one thing. To build something we know is going to fail from the get go is on us. Again, I'm just looking at the other side of this Mr. Chairman.

Again, Chairman Jasper is going to reiterate my point. It would appear to me and it's going to appear I'm sure to a lot of people that we were then sold a bill of goods. We came in here and we said we brought the big picture where you showed everything and said here's what we're going to build and there wasn't implied whether it was in a document it was said what the dimensions were, it was said what the square footage was, and then we say we weren't really

serious about the building. We were just trying to sucker you in so that you would approve that \$150,000 because that was reasonable and now we're saying we need a building half again as big as what we told you we were going to build. Now we may have wasted that \$150,000 because we weren't up front. This is what I hate about government. A lot of people hate about government. When you ask for something, tell me what it is you want. Nothing changed. Nothing changed between now and last March and last March and the March before. So to suddenly say that the building that has been proposed twice is not the building that we need, then I think I'm just wiping my hands of the whole thing and saying I'm not playing this game. I'm not going down that road. It's all yours gentlemen.

Selectman Coutu said he'd comment on it. You're coming across in a way that you don't mean. Chairman Jasper said he was very frustrated. Selectman Coutu said you're not against the project. I understand where you're coming from but it's not coming across that way I'm sure out there. I'm trying to defend you. I understand where you're coming from. I agree with you to an extent. Chairman Jasper said he's 100 percent in favor of the building that we proposed and the building that we got approval for the \$150,000 to go to design for. 100 percent in favor of that project. I'm NOT in favor of changing the parameters. What I'm hearing is well we really didn't think this through very well two times now we didn't think this through very well. Now we're rethinking the whole premise. That's what I'm having heartburn over.

Selectman Nadeau said some of the stuff he's been hearing I guess, I don't want to build a building of 4,000 square feet and find out that if we built it to 5,500 square feet, we don't have to worry about it for another 5 years, 10 years, or 15 years. A lot of these buildings like you see that were built, you build a building and then 5 years later you're putting an addition on and then an addition on. You look at the Community Center. You have the additions off each side of that. The garage that was built out back - if we need 4,000 square feet and it's cheaper to build it 6,000 square feet because we shorten it up and widen it out, now is the time to look at the picture. I don't know what the per foot price is at the moment but it all depends on that also. You might be able to get more building now for less money. There's a whole bunch of different variables in there but we need to find out what the square footage cost is and what our plan was. If we take it down from 110 feet long to 90 feet long and make it 60 feet wide, you get more of a box but it might be more usable space in the box. It's something we have to look at before we go too far into this.

Selectman Coutu said it's difficult for me because I don't have construction experience. I understand what you're saying. The wider you go it changes the whole scope and scale of weight and how that's going to be accommodated. I'm not a contractor. I don't have that luxury. Another luxury we don't have is that we don't have the money to try to get two sets of plans to see which ones are going to be the cheaper. People don't do plans for nothing. In listening to the discussion, I'm going to wrap up my position right now. I've heard everybody and what they had to say. I'm pretty much convinced by Selectman Jasper's argument that back 2 years ago when this was first proposed the obviously studied it. They had already mapped out and kind of had an internal design of how they wanted things to be set, and they were very satisfied and very anxious for the voters to approve that. Unfortunately it needed a super majority and it didn't get the super majority. The majority of the people were in favor of it but I think they missed it by 2 percentage points or whatever it was. If it was good enough then, I think it still should be good enough now. I don't think any of the seniors are clammering about the size of the building. I don't know. I'm not involved in your internal between you and Selectman Maddox; you have the meetings with them. It's the seniors that now want to change everything?

If Selectman Luszey may based on the tours that they've had, yes they would like to see a larger facility. Selectman Coutu said that's the problem with going on tours. You go out and you look at house and this one here is \$100,000 and it's in your affordable range but the next one is \$140,000 but wow. I like that house. It's what our needs are. The most relevant point that was made here this evening was made by you. It was the need. Is there really a need in our community for a building of that size and magnitude? If I (Selectman Luszey) may respond to that, I don't know. What I don't know is how many users there are going to be for this building the day it opens. The only comment that is consistent of the places that we have visited, the day they opened they were overcrowded. Manchester is 15,000 square feet.

Selectman Coutu said that the organization structure is a little different than what we're going to have here. They have a dedicated town employee funded staff that coordinates and does all of their activities. We don't have that and we're not in the position to do that. Selectman Luszey agreed, not at the beginning. Selectman Coutu's position is to stick with what we have and see what it's going to cost. That was the next step to see what it's going to cost. That was the next step to see what it's going to cost to build this building. If it was good enough back then, just going around and seeing a couple of other buildings that are designed a little differently. Once something is built and it's fitted nice.

Selectman Luszey, Chairman Jasper said there have been essentially now 3 proposals. The first was they were going to have their own facility on 111. So they had a square footage in mind there. That was moving along pretty well. Have you looked at what they were proposing when they did that and what the square footage of that building was? Selectman Luszey did ask for the previous plans and what came back was the addition to the Community Center, which was 4,000ish square feet. Granted Chairman Jasper will grant that they knew they were able to use

the hall. They also had a totally separate proposal for 111. Selectman Luszey said he wasn't aware of that. Chairman Jasper indicated that the land was going to be donated. That fell through. That was fairly far along. Selectman Maddox thought they could probably get that. There was a plan presented. Chairman Jasper believed to the Planning Board. Did it make it that far? There was a site plan. So there was a proposal there. Then we had this one. Again, the problem is, again, what we tell people and then what we do. To me those things have to match. I just have a real great deal of heartburn saying well we were thinking this. If people had thought it was going to be a much larger facility and knowing then because we did have rough estimates on this when we went forward. There were numbers that were being bantered about what it was going to cost. Buildings are built on a square foot cost. They don't change when you're doing new construction whether you're doing 4,000, 6,000 or 8,000. Selectman Luszey said it's based on the type of construction devised of square footage cost. Chairman Jasper said it's going to be the same. If you had taken that number and added half again to it or more than that, the question is would we have gotten the approval for the \$150,000? That's where I really have the heartburn. Selectman Nadeau is making a good point about having the discussion. The problem is the discussion is at least a year or two late right now. This discussion should have taken place a year ago. The visits and the research should have happened a year ago. I'm very frustrated because its sounding like this was a premature proposal when based on the fact there had been the 111 proposal that had been the Lions Ave. proposal that this was already researched and known. There was never a doubt in my mind that they knew exactly what they wanted based on the history that had been going on for years. That's where I'm coming from.

Chairman Jasper would entertain a motion however the Board would like to go.

Selectman Maddox would like to make a motion to is have the Assistant Town Administrator research whether the DOT has any inking requirements to keep us within that footprint. That would be the first step. If that's one way or the other, we can go from there. That's my motion.

Motion by Selectman Maddox, seconded by Selectman Luszey, have the Assistant Town Administrator research whether the Department of Transportation has any requirements to keep us within that footprint, carried 3-2. Selectman Jasper and Selectman Coutu in opposition.

Follow up on one question pertaining to the senior center, Selectman Luszey asked where are we with the deed. Chairman Jasper had expected to hear back from the Governor's Office. It was a minor change. I'm going to be up there tomorrow. Hopefully I can catch up with legal counsel tomorrow and see where it is. I did expect to have something back long before now. I'll see where that is. That's really not holding up. The only issue was the 5 years. It appeared they were leaving it open ended which I don't really think is a very good position for any of us to be in when you have an open ended agreement. That just doesn't really work out. You do nothing and then suddenly somebody starts you were supposed to do something. I'd rather have the 5 years and plan it out rather than saying we might do it in the next 20. That was the only thing that was hanging it up.

Just so I'm clear so I'll continue on with my stuff, Selectman Luszey said that Chairman Jasper was going to have it signed by the end of the year hopefully - fiscal year. Chairman Jasper said it will be done in January. We can get that taken care of. What Selectman Luszey also heard, I understand the context of the motion, but the consensus of this Board is to hold the footprint and the size that is based on that conceptual drawing. Chairman Jasper thought we're at 3 to 2 to go ahead and do whatever you want. I'm not sure. Selectman Nadeau seems to be flexible to the idea of a bigger building and you two seem to be. Selectman Luszey wanted to know if there were any strings attached from DOT.

What's the expectation is what Mr. Malizia wrote down. Do they expect it's going to be the same?

Selectman Luszey said that's DOT. As Chairman Jasper said, they may not care at all. They may say if you want to put a flat roof building up there - the idea was that we were making it look like the old red barn and whether they gave that any consideration or at this point they say they don't care what we put on that land and what it looks like.... That to Selectman Luszey is a separate conversation versus the consensus and the expectations of this Board on what I'm driving my team here to. What Chairman Jasper will say is while that's being looked into the issue of the design of the building should be looked into, although I will tell you I will never vote for a flat roof building in New England. We've had so many problems with flat roof buildings, including the addition here, the addition over there, and any of our schools that have flat roofs. They're nothing but problems. I'm not going to be in favor of.

Selectman Luszey wanted to state it differently. We're going to go off and find out if there's any strings attached to what DOT's going to sign in terms of the deed on square footage. The expectation of this Board right now...Chairman Jasper said the question needs to be expanded while we're asking it on any restrictions on the size or design of the building. Ask both questions while we're asking. Selectman Luszey said that's a DOT conversation. The work I'm working with the seniors and are marching to right now based on the discussion that I heard tonight is a 4,000 square foot facility unless this Board says otherwise. Chairman Jasper said that is a separate question. We didn't answer

that one because what I was hearing Selectman Maddox saying in making his motion was that's the first question to have answered. The second question about the square footage was for a later date but maybe not.

That's the way Selectman Maddox looked at it. There's no sense in having a discussion that didn't make any sense if the DOT was going another way.

Chairman Jasper guessed your answer is that unless the committee is satisfied staying within the 4,000 square feet, we're waiting for the answer to the first question. Selectman Luszey said okay. I have my answer. Chairman Jasper asked if that was fair. At least we found that to agree on. Now we'll move on.

9. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Luszey - We finished them.

Selectman Nadeau - I have a couple things. The first one is I'd like to remind everybody last night I went to a motor vehicle accident here in town and how important it was to see the kids that were properly seat belted in the vehicle. We have these safety checks that you hear about and read about in the paper. Last night could have been a very serious accident if the kids weren't seat belted in properly. That was right here in the center of town. It takes two seconds to check to make sure the kids are seat belted in. A lot of these kids that are in these accidents are 9, 10 years old and they don't put their lap belt on properly. Take some time to check those things when you're belting in your little guys and girls.

The other thing is I'd like thank all the businesses in town that helped out this year at Christmas and the Town Hall staff, Police and Fire Departments that adopted families. There were also a lot of community organizations that adopted families for St. Vincent's. There were over 200 families for Christmas this year. With the help of St. Kathryn's, St. John's, and a lot of the individual groups that delivered the gifts themselves. I got lucky enough to see - just before Christmas one of the families that received the presents. It was very moving. It was a group here in town that adopted them. The mother was very, very happy. I just wanted to thank everybody that helped with that.

Selectman Coutu - Just a couple of things if I might. First thing I want to discuss is you have been the victim of two weeks barrage in the Thumbs Down column relative to Benson Park. I want to specifically address one that I was involved with and privy to and witnessed you at. That was whether or not someone was authorized to paint a mural at the gorilla cage at Benson Park. You came to me and I was working on the 9-11 Memorial with the firefighters and you suggested that I should accommodate you down to the gorilla cage to see what was going on and see exactly for myself and join you in seeing that. When we arrived there, there was a gentleman who has a tremendous artistic ability. I thought he was doing a fantastic job and I told him so. However, it was quite evident that no one had sought formal permission to do that art work through the Benson Committee which I'm sure that there isn't a member of this Board with the exception of Selectman Luszey who wasn't here back when this Board was formulated. We all realize that any additions, modifications, or any work that's to be done at that park had to go through the Benson Committee for their approval. I was there with you when the conversation ensued and I specifically went to and spoke with another person who was there who was a member of the Friends of Benson who told us that Mr. Matthews had told the gentleman that he could go ahead and do it. We've since, and Mr. Matthews is here in the audience, learned that there was an error in communication somewhere. It wasn't because Mr. Matthews had any malicious intent at all. As a matter of fact, I love the drawing and a lot of people that have seen it loved it.

One thing I can attest to, and I've heard this many times besides the fact that it's being posted in the Thumbs column is that you berated the gentleman. You called it graffiti and you yelled at the gentleman. I was there. I would have been the first one to pull you aside because I'm not afraid to tell you when I think you're going in the wrong direction and it's not coming out right. You never once raised your voice. You never once made any derogatory comments about the artwork at all. Your concern was whether or not the gentleman had permission. You didn't raise your voice in stating that. You were trying to ascertain what the facts were and why he was there, and how he got to be there. For someone to write in the paper, there were only from my recollection 4 of us there. That would be you and I and the artist and Dana Scion. The 4 of us were there. I'm sure Dana would attest to the fact that none of us raised our voice. I made it a point to tell Dana that it just wasn't done right. It should have gone through the Benson Committee. Mr. Matthews really didn't have the authority to grant him permission. I'm getting sick of reading it. I think it's unfair to you. I don't mind speaking out in defense of what took place that day. Nothing negative happened that day. I thought the gentleman was accommodating in the sense that he understood what your position was and that I clearly stated that we needed to go through proper channels as well.

With that Mr. Chairman, Selectman Coutu said a new year is coming upon us and I want to wish you, my colleagues, and all of our citizens a very happy New Year. Thank you.

Chairman Jasper thanked Selectman Coutu and thanked him for that clarification. I certainly do enough things that people can berate me for without being berated for something that I did not do so I do appreciate that.

Selectman Jasper - I hope everyone here had a Merry Christmas. I wish you all a happy New Year. It looks like we're not going to have a very white New Year the way we're going either. A soggy New Year. With the heating bills the way they have been, I'm sure everyone is appreciating that the temperatures haven't been outrageously cold.

I received an invitation for the Board tonight. This has to do with Benson Park as well. Boy Scout Troop 20 and Mr. and Mrs. Undercofler cordially invite us to attend the Eagle Scout Court of Honor for Mike Undercofler. That would be on Sunday, January 8th, at 1 p.m. the Hudson Post 5791 VFW Hall at Bockes Road. I will leave this upstairs. There is a RSVP to it. Mike is the one who restored the ticket booth. It certainly is a great asset to the park. Everyone that goes through there really enjoys the pictures and seeing that. I'm certainly going to do my best to attend. I hope you all can as well.

Selectman Maddox - I too read those Thumbs. You tried to muzzle me but it doesn't work all that well. That's what the debate is supposed to be about. I'm always fascinated when people get all worked up when we don't all agree. That's what I would hope want to see is we all have an opinion and mostly at the end we're going in the right direction. To have us all speak with one voice whether it be yours or anyone else's doesn't make any sense.

With that said, I would like to remind everybody that yes those phone calls that you're getting daily from some candidate are all going to end on January 10th for NH votes on that Tuesday. Based on past Presidential primary elections, I know that just on the Republican side, the Town Clerk has received 10,000 ballots. She had not yet received the Democrat vote ballots yet. We are going to once again see the every 4 year rush. I would like to remind people to give it a little bit more time than the usual March voting when there's only 2,500 all day. We're probably going to see 10,000 plus people come through to vote for whomever. I have talked to the Police Department about doing something - going around the building like we did 4 years ago so that there's not as much conflict at the back of the Community Center. Maybe working with Highway maybe to get some signs and to again, just to remind people that it is not the usual and it will take a little bit more time and have a little bit more patience. We are all there.

The last thing is to remind people to come over and say why don't we have more than one polling station. This only happens every 4 years. To spread out the manpower in two locations and what locations, just be patient. Everybody gets to vote. If you're in line and there's a line out the door at 8:30, we'll still be taking them in. Enjoy. We'll see you then. Have a happy New Year.

Chairman Jasper thanked Selectman Nadeau who wrote a note. I am very negligent and feel terrible about the fact that I forgot to mention, and I should have at the beginning of the meeting, the passing of Former Lieutenant Roger Boucher who served the Town on the Fire Department for over 40 years but also has served on the Budget Committee and was involved with the Town in many ways for many years. I apologize for that.

Motion by Selectman Nadeau, seconded by Selectman Luszey, that the Town Report be dedicated to the memory of Lieutenant Robert Boucher, carried 5-0.

10. NONPUBLIC SESSION

Motion by Selectman Luszey, seconded by Selectman Coutu, to enter into Nonpublic Session under RSA 91-A:2 (a) Strategy or negotiations with respect to collective bargaining carried 5-0 by roll call.

Nonpublic Session is being entered at 8:02 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 is being entered at 8:21 p.m.

Motion by Selectman Luszey, seconded by Selectman Maddox, to reconsider Warrant Article "D", carried 5-0.

Motion by Selectman Luszey, seconded by Selectman Maddox, to forward Warrant Article "D", carried 5-0.

Motion by Selectman Luszey, seconded by Selectman Maddox, to forward revised Warrant Article "D" for the tentative contract agreement between the Town of Hudson and the Hudson Support Staff Union to the Fiscal Year 2013 Warrant, carried 5-0.

11. ADJOURNMENT

Motion to adjourn at 8:22 p.m. by Chairman Jasper.

Recorded by HGTV and transcribed by Donna Graham, Recorder.

HUDSON BOARD OF SELECTMEN

Shawn Jasper, Chairman

Roger E. Coutu, Selectman

Richard J. Maddox, Selectman

Benjamin J. Nadeau, Selectman

Ted Luszey, Selectman