

HUDSON, NH BOARD OF SELECTMEN  
Minutes of the August 23, 2011 Meeting

1. CALL TO ORDER - by Chairman Jasper the meeting of August 23, 2011 at 7:02 p.m. in the Selectmen's Meeting Room at Town Hall.
2. PLEDGE OF ALLEGIANCE - led by Boy Scout Troop 252.
3. ATTENDANCE  
Board of Selectmen: Shawn Jasper, Rick Maddox, Ben Nadeau, Roger Coutu, Ted Luszey  
Staff/Others: Steve Malizia, Town Administrator; Jason Lavoie, Police Chief; Jim Michaud, Assistant Assessor; Kevin Burns, Road Agent
4. PUBLIC INPUT

Chairman Jasper asked if there was anyone in the audience who wished to address the Board on any matter which it has control over.

Vincent Iacozzi - Shepherd's Hill Development. This is a little bit awkward after going back and forth with the Administration's Assistant. We have another item later on the agenda. I was advised that this would be the proper format and time to bring up any issues we have regarding the 2009 real estate taxes. I have a packet before you, which I don't expect you to read, or study, or we won't have a test on the contents this evening. It basically outlines our position and what we think has occurred and what the potential results that we would like to achieve if it is possible. We feel there may be a potential meeting of the minds as to avoid any long and unnecessary litigation. I would ask that the Board please take the time to review what we have presented and please get back to us with a position one way or the other as to if you feel our position has merit and whether we should go forward and continue or begin negotiations to correct what we feel is somewhat of an injustice of if you feel it has no merit, we'll obviously take it to a different venue. That's what I would like to do this evening.

Chairman Jasper said at this time we will take it under advisement. We will respond to your request in writing.

Stuart Schneiderman - #2 Library Street. I understand that on the agenda there is an item for either licensing or permitting for Teen Challenge. Am I correct in that? Selectman Coutu said yes. Mr. Schneiderman asked if there would be any public input for that. Chairman Jasper said that is on our consent item. Unless someone was to remove it, it would be approved without any further comment. If you would like to make comments at this time and prevent it perhaps from being removed, you're certainly welcome to comment at this time.

Mr. Schneiderman has some questions about Teen Challenge. Who they are? What they do? Specific questions: Is it a residential program? Is it licensed by the State? Is it certified by the State? What is the application process for being admitted to the program? What are the fees? Besides the application fee, are there additional consultation fees such as applicants that might be prescribed psychiatric medication? I'd like to hear an explanation of their work experience program and what their work details are. I would like to know if any of their funds are being provided by the State of New Hampshire or any of its subdivisions. I'd like to know how much it costs to be in the program as a member, or patient, or attendee. I'm not quite sure how they're referred to. I'm interested in if there are any late fees involved with those payments of the fees. I'd like to know how many of their attendees are receiving SSI. How many of their attendees are receiving food stamps? I'd like to know if this program involved room and board and if it does, are any of these payments from SSI or food stamps being turned over to the program. An explanation of what their walk-a-thon is. I'd like to know how many attendees are attending under court order or under a plea agreement with the court. I'd like to know how many of the attendees have been convicted of sex offenses.

Chairman Jasper stated that Mr. Schneiderman has quite a list of questions. However, this is not the appropriate body to get those answers. What we are asked to do is to grant them a permit to solicit funds. That is all we have the authority to do is to look at their request to solicit funds. They've been give approval by Sam's Club to solicit those funds. They have met our criteria in terms of being a registered organization. We have no other authority other than under our ordinance as to whether they meet those basic requirements. We do not have the ability to look into the merits of the organization. I would suggest that you put your questions in writing and address the organization directly. I'm afraid that we're not able to help you at this level.

Selectman Coutu agreed with Chairman Jasper. I think this is not the proper forum for him to make those inquiries. He ought to take the initiative to contact Teen Challenge. Teen Challenge this is not the first request we've had before us for fundraising. They've been at Sam's Club in the past. As customary for me anyway, I try to go meet

officials of the organizations at Sam's Club who come to solicit in our community. I met some of the people who work for Teen Challenge as well as I've spoken at length with two teenagers who were there one Saturday. I was very impressed with them and what they had to say about the program. If there's anything that Mr. Schneiderman or any other citizen would like to know about this organization or any other organization, it behooves you Stu as well as anyone else to contact the organization. For us to conduct an investigation and try to secure all of the information that you're requesting is well beyond our purview. It's something that you have a right to ask the organization directly. As Chairman Jasper has said, they meet all of the criteria. They are a certified nonprofit. So they've been in business for quite a while. They obviously meet all of the tax requirements otherwise they would have been shut down a long time ago by the feds as well as the Secretary of State's office here in New Hampshire. If there's any reason, compelling reason why you can convince me why we should not allow them to have what they're requesting this evening, I'd like to hear that reason. If not, then I would suggest that you contact the agency. I was very impressed with the agency but I didn't get into all those particulars. There were a couple of teens there. I spoke with them. I stayed there for about a half an hour and I was very impressed. They felt that this organization had served them very well. That's why they didn't mind standing out there collecting because they wanted to have other teenagers with similar stories assisted with this program. As you know, it is a drug awareness program.

Chairman Jasper can tell you from their letterhead their web address is [www.tcmanchester.org](http://www.tcmanchester.org). I'm sure you can find more information there. Mr. Schneiderman has seen all of that. My only concern is where they will be and how the members will be supervised seeing that I did have some concerns about public safety. That's pretty much it. Thank you.

5. NOMINATIONS & APPOINTMENTS

A. Recycling Committee

Resignation of Todd Wehner

*Motion by Selectman Coutu, seconded by Selectman Luszey, to accept the resignation of Todd Wehner as a member of the Recycling Committee with the Board's thanks and regret, carried 5-0.*

Selectman Nadeau would like to thank Todd for his service on the Recycling Committee. He was a very active member that we had with us. Unfortunately he will be temporarily relocating to Denver, Colorado. He will hopefully return to Hudson soon and we can get him back on the Recycling Committee after his commitment for his job is complete. I'd like to, again, thank Todd for all the input that he's given us over the year or so. He's been a part time member and a full time member. He was one of our alternates and then we made him a full member. I'd just like to thank him.

*Vote: Motion carried 5-0.*

6. CONSENT ITEMS

Chairman Jasper asked if any Board member wished 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) 2010 Tax Abatement - Map 216, Lot 8, w/recommendation to deny
- 2) 2010 Tax Abatement - Map 216, Lot 13, w/recommendation to deny
- 3) Elderly Exemption Application - Map 128, Lot 001, w/recommendation to approve
- 4) Yield Tax Assessed & Timber Tax Warrant - Map 138, Lot 082; Map 138, Lot 088; Map 147, Lot 024; Map 147, Lot 025-001, w/recommendation to approve

B. Water/Sewer Items

- 1) Sewer Abatement, S-UTL-12-01, 34 Flying Rock Road, M/L 193, 035; S-UTL-12-02, 9A April Court, M/L 177-005-135, w/recommendation to approve
- 2) Water Abatement, W-UTL-10-22, 17 Federal Street; W-UTL-10-24, 24 Flagstone Drive, w/recommendation to approve
- 3) Water Abatement, W-UTL-10-23, 24 Derry Road; W-UTL-10-26, 11A Tammy Court; W-UTL-10-27, 211 Derry Road, w/recommendation to deny

C. Licenses & Permits

- 1) Request to Solicit Funds by Teen Challenge New England
- 2) Request to Solicit Funds by Friends of Alvirne Ice Hockey
- 3) Raffle Permit by Friends of Hudson Dog Park
- 4) Raffle Permit by Knights of Columbus, Council 5162
- 5) Raffle Permit by Friends of Alvirne Ice Hockey

D. Acceptance of Minutes

- 1) Minutes of the August 2, 2011 Workshop Meeting

E. Calendar

08/24 7:00 Benson Park Committee - Landscape Subcte - BOS Meeting Room  
08/24 7:00 Planning Board - Community Development Meeting Room  
08/25 3:30 Trustees of the Trust Fund - Community Development Meeting Room  
08/25 7:30 Zoning Board of Adjustment - Community Development Meeting Room  
08/25 7:00 Conservation Commission Workshop - BOS Meeting Room  
09/01 7:00 Benson Park Committee - Community Development Meeting Room  
09/01 6:30 Recreation Committee - BOS Meeting Room  
09/05 LABOR DAY - TOWN HALL CLOSED  
09/06 7:00 Board of Selectmen - BOS Meeting Room  
09/07 7:00 Planning Board - Community Development Meeting Room  
09/08 6:00 Sewer Utility Committee - BOS Meeting Room  
09/08 7:30 Zoning Board of Adjustment - Community Development Meeting Room  
09/12 7:00 Conservation Commission - Community Development Meeting Room  
09/13 7:00 Board of Selectmen - BOS Meeting Room

7. OLD BUSINESS

A. Votes taken after Nonpublic Session on August 9, 2011

- 1) *Chairman Jasper adjourned the meeting at 12:01 a.m.*

8. NEW BUSINESS

A. Acceptance of \$161.11 of leftover funds from Phillip Christopher relative to an Eagle Scout Project at Robinson Pond Park

Chairman Jasper recognized Phillip Christopher.

My name is Phillip Christopher. I reside at 30 Cedar Street. I'm a member of Troop 28 Boy Scouts Troop 20 here in Hudson. I'm here tonight to ask you to accept the total value of the project, which I did at Robinson Pond which is valued at \$738.89, along with a balance from my fund raiser for an Eagle Project which totals out to \$161.11. If you aren't aware of the project, the project was to improve the trail system at Robinson Pond by adding bridges, making a trail head kiosk, building brand new trails, etc. I actually have pictures. I would like to thank Mr. Yates for helping out with this project. I gave the balance check to you secretary. My question is will you accept my check?

*Motion by Selectman Coutu, seconded by Selectman Nadeau, to accept an Eagle Scout project from Phillip Christopher for the improvement of the trail system, which included the construction of 3 bridges, 2 benches, trail markers, and a kiosk containing a map at the trail head and acceptance of a cash donation in the amount of \$161.11 to be used by the Recreation Department.*

Selectman Coutu said to Phillip that he did an awful lot of work. We want you to know that we're not just here to accept the donation. We're here to commend you for this undertaking. I'm aware of some of the problems that you encountered when you did this project. It took tremendous organizational skills. This is not a small mass of land. It's not an island by any means. It's marshy. There was a lot of overgrowth that you had to deal with. You did an outstanding job. I know that this Board is very pleased with the project. We commend you for what you did and we're extremely appreciative that you chose this particular project, which is another example of volunteerism at its best and the things that people can do within the community to enhance the beauty and quality of life within our community. So it's with heartfelt thanks that we will be accepting your donation. Thank you Phillip.

Chairman Jasper thought that they all echo those remarks.

Selectman Maddox will echo the previous speaker but I also was wondering if you'd like to do a train station. Mr. Christopher said it was an interest of his.

Vote: Motion carried 5-0.

- B. Waiving the fee for the use of the Community Center on September 17, 2011 for the Zachfest

Chairman Jasper recognized Selectman Coutu.

Selectman Coutu said that Mike Tompkins came to meet with me a couple of weeks ago. We spent a considerable amount of time talking about this particular fundraising event. There are several people in the community who are organizing it and Mike is going to have a hands on this particular fundraiser. This band concert is of particular interest to him. Those of us who attend it as Selectman Nadeau who was at the golf fundraiser. His older son has a 2 piece band and a singer and I was favorably impressed. I'm very critical of bands that make noise. I was favorably impressed. She had a beautiful voice and the boy and the drummer have a great talent. They younger son even joined in and did some singing. What this will entail is there will be a minimal fee for admission. It will be held at the Community Center. It is a rock band concert that will be held during the day with doors closed after 7 p.m. He's requesting that it be from 11 a.m. to 11 p.m. They will have a tent outside for hot dogs and hamburgers for sale to help with the fundraising for a minimal fee. We're asking that the Board consider waiving the fee for the use as Mike has assured me that with their core volunteers, they will leave the building in the condition in which they find it. The fundraiser will be held on a Saturday, September 17<sup>th</sup>. I believe the hours are 11 a.m. to 11 p.m. He assured me that they will be monitoring the exterior for noise beyond 8 p.m.

Chairman Jasper was curious though - bands that make noise. Is that implying that there are bands that don't make noise? Selectman Coutu said there's noise and there's music from my perception anyway. I think Led Zeppelin doesn't make noise, but a lot of people would disagree with me.

Motion by Selectman Coutu, seconded by Selectman Nadeau, to waive the fee for the use of the Community Center on September 17, 2011 for the Zachfest, carried 5-0.

- C. 2010 Property Tax Abatement Settlement - Map 177, Lot 5 - 126 vacant condo pad sites at Shepherds Hill Condo Complex

Chairman Jasper recognized Assistant Assessor Jim Michaud.

Good evening. Mr. Michaud indicated that the Board has a memo in front of you requesting your discussion and consideration in signing of a settlement agreement of a 2010 tax abatement application for an application for Shepherd's Hill Development Company, LLC. It is 126 vacant condo pad sites at that condo development. As the memo indicates, we received the abatement application. We subsequently received an appraisal from the property owner. We subsequently also went out and got our own independent external valuation done by a certified appraiser. They came pretty close to each other in terms of their value estimate. This certainly reflects a difference in the market place from April 1, 2007 to April 1, 2010. I sat with the property owner and we discussed issues within in. We clarified some of those issues, worked out the settlement agreement and what the Board has in front of them represents approximately \$76,000 in principle for 2010. That is money that would come out of an overlay account and would be applied against any of the 2010 outstanding taxes on the property, if any. Further it keeps that reduced pad value for 2011 and in effect self corrects for 2011. There may be a variance where they will build more in June and will have owed for the entire year. I'm not sure if I'll be back in front of the Board to ask for an abatement of that difference. I don't think I will be because it acts as a credit write off within the Tax Collector's screens.

In 2012, which is our reassessment year, brand new year, brand new assessment date, everyone's value will be brand new for that year. So this settlement holds it for 2010 and 2011. It means that there will be no docket number with the Board of Tax and Land Appeals or Superior Court on this property. I welcome any questions.

Chairman Jasper asked if there were any questions.

Selectman Maddox said this has a site plan. Those lots are approved. They have sewer and water. I just can't believe that a buildable lot is worth \$22,000 especially when, and I know my assessing is limited. I was always under the impression that 30 percent of the final sale price of a unit for a house is the land cost. I'm just having a difficult time how places that are selling for - and I went on line today - \$230,000. The empty pads, especially when many of these pads are the ones that are at the top of the hill where they'll be worth the most money. I'm just having a tough time getting to \$22,000 for a buildable lot in the Town of Hudson.

Mr. Michaud said it is certainly a rule of thumb that the real estate marketplace is looked at has been in the range of 30 percent with an ending value would be a site value. In great times, it was upwards of 50 percent of the ending value represented land. When you see a decline in the market, you will see a decline. Land falls first. Secondly, this isn't a subdivision with sites sitting on their own. It's part of an integrated site. They do not sell separately. When these sell today and they sell in 2010, they sell out of foreclosure. They sell out of workout. They sell out of bankruptcy. There isn't a viable market for 126 or even 20 condo pad sites. If you look at Annandale on the river in Litchfield, that was purchased by a local Hudson developer via a bank transaction. The market place for these kinds of condo complexes as with the decline on the market, there's a lot of risk. With a lot of risk, you're not going to be paying as much money for something that's pretty risky. You're going to have carrying costs. It's not that they can put a condo on there today as it is, there's significant blasting costs that were part of those 2 appraisals that were done, significant site prep costs. Sure I blanched when I saw the first appraisal. How could it be that low? So we hired our own appraiser. They're both certified appraisers. They weren't told a number to come in at either one. I talked to both. A price is what somebody is willing to pay for it. These are estimates of value. These aren't sale prices. My estimation, I don't see that the Town would be well served by not settling on this case. Certainly we have two appraisals now that would be used against us - our own and theirs. I feel this is in the best interests.

Chairman Jasper said to Selectman Maddox it's not like they're actually buying a piece of land. They're buying condos in a project. Most of these I think are multi-unit buildings. These aren't detached. You're not buying a piece of land per say to do whatever you want on it. These are pads as it says here. If you will recall back when we first talked about this, I had said that about \$25,000 was what I expected these sites to be worth based on what the market was and based on the amount of work that it needs to be done to have them ready to be built. It's certainly a long way down. I was always amazed at the \$60,000. Certainly since they've been sitting there and as you recall for those of you who've been on the Board a long time - Selectman Nadeau probably was when we first started looking at which developer we thought worked best for the Town. Back those many years ago, we expected and they expected these sites to be done within 4 years. Things have certainly changed. It's not like they're not trying to sell them. The market is what it is and while I do support the settlement agreement.

Motion by Selectman Coutu, seconded by Selectman Luszey, to adjust the assessment on Map 177, Lot 5, 126 vacant condo pad sites (as attached) from \$60,000 to \$22,718 as per attached abatement form as provided by the Assistant Assessor, carried 4-1. Selectman Maddox in opposition.

D. Update on the 9-11 Memorial

Chairman Jasper recognized Captain Dave Morin and Selectman Coutu.

Captain Morin appreciated the Board having me here tonight. It's been a while since we discussed the Memorial. The construction started today at a very fast pace. Faster than what we thought. I wanted to give you an update on where we were at so everybody understands what our plan is. First I want to talk a little bit about the committee. Since we started, the committee has actually grown due to the interest and the project. At this point, we have Selectman Coutu, architect, police officers, fire fighters, highway personnel, a photographer joined after she happened to follow the steel into town when it arrived. Since then she's been on the committee documenting every single thing that we do. When I get towards the end, I'll explain a little more what's going to take place with all those pictures. We have several residents and we have a member of the VFW. They have always and continue to be a very active group. Without this group, we wouldn't be where we are today. They've taken this project very seriously and I appreciate all the work they have done. This is a big project. I was the Chairman of the Firefighter's Memorial and that was nothing compared to this project I can tell you.

Captain Morin wanted to talk a little bit about what the steel has done to the community. The affect it has is amazing. I have had the opportunity to take in too many events in Hudson, Concord, Chelmsford, MA, and to Nashua. To be able to stand back and watch the people when they interact with the steel is pretty amazing what you see. We've seen people cry. We've seen people just stand there for many minutes with their hands on it. It's a really amazing thing to see what takes place with the piece of steel. We've had requests from people in town that had relatives up asking us if we could take them to see the steel while they were here. We do have one request that we're hopefully going to take care of very shortly. There's a grandmother who will not be here on September 11<sup>th</sup> but would like to have her grandchildren see the steel. So when we put the steel up in the park, we're going to notify her. It's had a huge affect.

The plan for the Memorial itself, just to run over again, Captain Morin said we're going to have two towers. One of the towers will be the steel from tower 1. A second tower will represent the new glass freedom tower. The nations overcome, we're moving forward, and that will represent the disaster representing what we're doing now. The outside of the Memorial will be a shape in the Pentagon that will represent all the victims of 9-11. Around the Pentagon will be a large field as Selectman Coutu is holding up right now. That will be in remembers of the people from Flight 93 that crashed in Shanksville, Pennsylvania. Our memorial is pretty unique. There are several in the State. Most of

those are dedicated and located at fire stations throughout the State. Ours is going to represent all the victims that died on that day.

Captain Morin is going to talk a little bit about fundraising but then I'm going to turn it over to Selectman Coutu. He's going to talk a little more about it. We started fundraising when the steel arrived in Hudson back in May. We sent out a pamphlet in the Hudson/Litchfield News to every resident in town. I personally have visited almost every business in town. We've gone to several of the community groups and I can tell you that I am part of several other groups - the Zach Committee, the cancer fund, and the Boot Drives for the firefighters. The economy is really having an effect on the town. A lot of businesses are telling me that and I'll let Selectmen Coutu go further with that.

Selectman Coutu said what he can tell you is this. As we made you aware and I still to this day have no doubt that when we did an estimate of what the cost of the project would be, we had anticipated and I expect that we will be bringing a proposal to the Board of Selectmen once it is complete to accept a donation of \$150,000, which is the estimated overall cost of the project based on everything that was contributed in-kind, material donations, and cash received to date. There's been a lot of consternation and concern by the members of the committee. Dave and I work very, very closely. We're in contact every single day. We were very concerned that we wouldn't meet the goal. I can tell you this evening that we have achieved our goal. It's going to be tight. There are more checks coming in. I've been blessed by my friends and we have been blessed by members of this community who have been very, very generous. I don't know if I had told the Board prior to this but one of the things I put on my Facebook page is that I wish if anybody wanted to do me a favor for my birthday to send some money to 9-11. As a result of that, we were to gather in excess of \$500 - \$600 just on that one item.

Originally it was proposed to Dave and me that we should allow park benches at the monument. I was somewhat concerned about doing something that would be contrary to what exists presently at Benson Park - the type of benches that are there - and didn't want to have something that would totally contradict the theme of the park. At that time, we had decided that no we would not allow any benches. Since that time, because we were focusing on fundraising, as you know, it was a monumental task. You yourself Mr. Chairman said that it was a heavy load to carry. As Captain Morin said, we have a great community. You yourself and so do the members of this Board know what a community when it comes together what it can accomplish. We're going to allow 5 benches. I'm working very closely and I want to extend my appreciation to Ken Matthews of The Friends of Benson's. We're going to buy similar benches. We're only going to allow 5 to be dedicated. It was a last minute decision. I think the decision was made last week. I consulted with Dave and said that I had changed my mind and I told him my reasons why. We have 2 paid for. A third is musing with the idea and I believe they may come through. The other two I don't believe will be a problem. We have worked very closely with Elizabeth Kovalcin whose husband died in the first plane that hit the first tower. Elizabeth and her daughters are going to join Dave and me privately. We're going to do plantings inside the Pentagon.

Selectman Coutu went to the site today before I came to this meeting and spent a good half hour. I spoke to several people. If you get an opportunity, please go look. The first wall has been completed for the Pentagon. We expect that with Captain Morin and his crew of volunteers that we will perhaps have all the remaining walls erected tomorrow. We have tentatively scheduled to erect the steel on Monday. The hurricane may be a factor in whether or not we're able to put the steel up this coming Monday. The second tower, as Captain Morin said, is in construction. We commissioned it approximately a week to a week and a half ago when I called to give the green light on that particular monument. It will be a monument that will replicate the new buildings - the new towers that are going up. If any of you have seen the Holocaust memorial in Boston, it is similar in nature and scope of that particular project. Tower II will also be 28 feet in height. It will be supported by a main pillar. It will be suspended with complete air flow so that water and everything will drain through properly.

Today Captain Morin called me at one point to tell me about the construction of the wall and wanted to bring to my attention the fact that there appeared to be somewhat of a design flaw on the sculpting of the land in order to allow proper drainage and to be able to have the walls as visible as we wanted to have them. I know he's here in the audience and I want to express my sincere appreciation to our Road Agent Kevin Burns for being able to be a consult to us and to rectify the problem very quickly. He's the expert on such matters and he was able to accomplish that for us. It solved a big problem for Captain Morin and his crew.

Again Mr. Chairman, Selectman Coutu said we're on schedule. We were starting to have some financial contingency plans. Certainly not dedication plans. I can tell you that so far we have confirmation from the Governor that he will be there for the dedication. We believe that Senator Ayotte is trying to rearrange her schedule to be able to be here as is Senator Shaheen. Representative Guinta will be here as well as many other dignitaries. Again, I use this opportunity to invite our citizens at September 11<sup>th</sup> of this year, the 10<sup>th</sup> anniversary of the tragedy that occurred in the United States. It will be at 2 p.m. All of you are invited obviously to attend and stand with the dignitaries for the dedication of the ceremony.

Captain Morin had a few things to go a little further with what Selectman Coutu said. We have had a bunch of challenges. Funds were one of them. We believe we've overcome that. The property itself we're limited to the construction equipment that we have. So we had to deal with that and Kevin Burns came through today and made a huge difference on where we were going. The original plan of the memorial had a 5 leer Pentagon shape. Due to our funding, the committee had to make a decision between the 5 walls of the Pentagon or the second tower to represent the freedom tower. After a lot of debate, the committee came to a decision that the tower and where the nation is going with the new building was more important. So we will only have one wall shaped as the Pentagon due to funding. All the original intent of the memorial to cover everyone is still there and will continue to be there. The plan right now is to do that. There was some discussion about the sidewalk. It was going to go all the way around the memorial. We had some discussion with Selectman Jasper on that. That has changed just a little bit. It will not go all the way around the memorial. Again, due to the fact that we don't want to take away from the park. That was one of the concerns of the Benson's Committee to keep it as natural as possible.

Captain Morin indicated that the construction started today with a skeleton crew. We did get a lot farther than we thought. We were supposed to just basically put the base down for the whole wall but we actually got one side of the Pentagon down. We have a very large crew showing up tomorrow at the site, and we plan on having the whole wall completed tomorrow.

[Captain Morin] I want to talk a little bit about the stolen flag. As you all know, it was a big news item. The flag was stolen. The police came and did a report. They did what they could to find whoever did it. At this point, we do not know. I want the Board to understand that while we were building this memorial we took precautions and knew this was going to happen at some point. The flag pole will have an inside lanyard so the flag cannot be taken. We have a company in town - when I say company I don't want to say names because I've had so many people donate, I don't want to forget anybody so I'm going to use a general company - that deals in a special spray that goes on steel. If somebody does graffiti on it, it wipes right off. That company donated that process and has covered the steel with that. If we have any graffiti or vandalism, that will be taken care of.

Construction at this point, the steel foundation is in. The Pentagon wall will be done tomorrow. Landscaping and planting has all been donated to include sod for the inside of the Pentagon and all the plantings that will go around. A local company has donated a hydro seeder and the hydro seed to do the rest of the area with grass. We are having some concerns with a timeline. The timeline is going to include a sign that says it's the Hudson, New Hampshire 9-11 Memorial, a timeline of what took place during the day. A company has come forward with a very big donation of some very nice granite slabs. All they asked us to do was pay for the etchings onto the slab. So those will be done and installed along the sidewalk. The sign for the memorial itself will be at the beginning of the sidewalk. At even spaced intervals on each side will be the timeline. So as you walk into the memorial, you read the timeline and what took place that day.

Another thing that we received from a local business was a pewter or brass (not sure which it is) plaque that will represent all the information on Mr. Kovalcin. They will be doing that there and are in contact with his wife. They are working together to have that plaque. So he will have his own plaque at the site.

As Selectman Coutu stated, I can tell you that the support from all the town departments - almost all of it done on their own time. It has been outstanding. Deputy Buxton actually put the construction schedule together for us, which was a huge thing for us to go by. All the other departments - police, planning, etc. have been a huge help to us. We appreciate that very much because we wouldn't be where we are today if we didn't have the help.

Selectman Coutu just talked about the placement of the steel. Captain Morin indicated that may be a little sooner than Monday. What we understand is the company that is building the base for us will have the steel tomorrow. We will confirm that tomorrow. I already have a crane lined up for Friday. So as long as they receive the steel tomorrow for the base, the steel will go up on Friday. I won't know that until tomorrow.

The other item is we talked about the photographer earlier. When she joined the group, she had contacts and the plan is to take her pictures and she will be producing a book on the whole history of our memorial, the construction, and putting out that book. The New York/New Jersey Port Authority is also doing a book that will go nation-wide. We'll be sending information and pictures of our memorial down for that.

Channel 9 has approached us. They will be doing an hour long special on 9-11 and they will be using our memorial as the backdrop for that special. There's a lot going on that we haven't talked about since the last time we met. Any questions?

Selectman Maddox stated that on 9-11, I'm sure you've taken the boulders out so we have parking down at the bottom parking area because you're going to need a lot of parking for all the people that's going to show up. If that's all set, are we going to park additional cars somewhere else? I'm expecting a lot of people. If it's even a somewhat

nice day, you're going to have hundreds of people there. Captain Morin wasn't sure if the Police Chief has received it yet, I know the Fire Chief - there was a request to have a crew stand by and a police officer out on Kimball Hill Road. I know those have been submitted. Where they're at, I don't know. I haven't heard back. I know that type of planning has already taken place and we do have a meeting tomorrow night. We're actually going to have it at the site. The meeting is to finalize the ceremony so that we can get that information out to everybody.

Captain Morin on behalf of the Town, Chairman Jasper thanked him and all of the volunteer committee members and the volunteers who will be working to see that it is completed. To all of those who made donations to make this possible either in cash or in-kind services, this is really going to be a monument that will be viewed by many forever essentially. It will remind us of that terrible day and how this nation responded and recovered. I look forward to being there and part of the ceremony as I'm sure all the members of the Board do. Thank you, again, for all of your dedication to this project and to everyone. As you've said about the people making donations, and the businesses, it's not about one business. It's not about one person but you have been the spokesman and the lead person. We appreciate that. Thank you.

E. Request of Police Department to use propertyroom.com as a means of purging evidence, etc.

Chairman Jasper recognized Police Chief Jason Lavoie.

Good evening Mr. Chairman and members of the Board. Chief Lavoie indicated a little while back, 8 months ago or slightly longer, the Board had talked about trying to develop alternative ways to see if we were behind and what we were doing and if we could improve revenues for the town. Looking into possible ways of doing that, one such idea came up is this company called propertyroom.com. Joe Smith, who is the regional sales rep. with propertyroom.com, is up here tonight to explain to you something that they've started some time ago. Joe has come up once before to the department to explain this to myself and Captain Avery. We did ask our liaison - I think a little change was taken place at the time - and Selectman Coutu and Selectman Maddox met with us, reviewed the information, and suggested that we bring Mr. Smith here tonight before the Board for questions and a little bit more explanation as to what it is that propertyroom.com does. I know on the agenda it does say here "request of Police Department to use propertyroom.com as a means of purging evidence, etc." The etc. part of that goes a little deeper. We're looking at this as a possible option to conducting the town-wide auctions that we do on a yearly basis typically. There are other associated costs that run into the town-wide auction that we put on. There's labor costs involved whether it's one or two people there to staff it. You also have the regular man hours of having all our people trying to gather up all the stuff and cart it around. Mr. Burns has provided his employees to us to help us collect all this stuff. There's stuff that needs to be done but is there a way where maybe where his employees would be allowed to keep doing what it is that they need to do and we could still raise revenue for the town. It wouldn't just be for the Police Department. The thought is for any time if the town was getting rid of these desks for example. This might be an option in which they would come up and secure it. So it would be for any town owned property that the town is looking to have removed. With that, I'll refer to allow Mr. Smith to be recognized and have him speak to what this is.

Thank you Chief. Mr. Smith would like to thank the Board for welcoming me here tonight. I literally drove through an earthquake to get here, so I'm looking forward to this opportunity. I met some members of the Board as well as the Chief before. As far as the history of the company, I'll be brief. Of course, any questions I'll gladly answer. Propertyroom.com was founded approximately 12 years ago by two former police officers from a police department on Long Island right outside of New York City. To date, we have given back approximately \$36 million to State agencies and local communities throughout the country. We have approximately 2,400 clients that are primarily law enforcement but we also have about 200 of those 2,400 are municipalities where we deal with the entire county, the entire town, the entire city. We offer a full property auction service. The totality of the service is we basically come in. We remove the property. We take it back to a warehouse. We spruce it up, make minor repairs when necessary and we put it up on line. We have approximately 1.4 million registered bidders that bid on this property. When our bidders come to our site and register, they are put through a database check, which is provided to us by the Department of Homeland Security so we know exactly who's buying this property.

What our service can do is we can, as the Chief alluded to, free up resources, free up manpower, free up sworn police officers to take them out of this. Not to take them out entirely, but just to free them up and make their job a little bit easier. We have monthly pickups where we notify the police department. The New Hampshire route for pickups is the first week of the month. So around the second or third week, we will send out an e-mail, phone call, and ask if you'd like a pick up. There is no minimum, no maximum. If you'd like us to come and pick up items, we will come. It doesn't matter what the size of the pickup is. We take the items back to the warehouse. It usually takes about 2 days for the property to be back to the warehouse within 3 to 4 days and then it's put up on our site. It's on the auction for 5 to 7 days. Again, it's open to our registered bidders where there's approximately 1.4 million.

We have a green policy where our company is committed to recycling and disposing of electronic waste. A lot of older television sets, older computers, laptops, monitors and things like that we dispose of in a responsible way. We



have a list of the companies that we use nationwide. All of which are approved by the United States Department of Environmental Protection Agency. About 95 to 97 percent of the items we put up on our site do sell. If the item doesn't sell on the first go around after the 5 to 7 days that it is up, we'll try regrouping the items. A lot of times this happens with bicycles and things like that where if one bicycle might not sell, we might group them into maybe 5 or 15 bicycles. If at the end of the day the item just doesn't sell after 2 or 3 turns up on the auction site, we will dispose of such items at no expense to you.

The commission split on the portable property is 50/50. Fifty percent to you, fifty percent to our company. That is after all credit card fees. The only cost with our service is we charge a fuel surcharge. That is based on what the going rate of diesel is. It's a flat rate, a one-time charge for each pickup. So if you have 1, 2, or 3 pickups a year, you would pay that surcharge for each pickup. If there is no pickup, obviously you don't pay the surcharge. When I say pay the fuel surcharge, there's no out of pocket expenses. We would just deduct that amount from your payment for the following month. Payments are made on the 15<sup>th</sup> of the month and that's for the prior month's activity.

One other thing about the company, we're very active in promoting the company on social media as well as local television markets throughout the company in getting the word out. We'd really like to see that 1.4 registered bidders grow. The more eyeballs we have on your assets, the higher the market value we find. We're committed to doing that as well.

In your presentation to Selectman Maddox and I [Selectman Coutu], you talked about vehicles. Do you want to touch on that a little bit as well?

Mr. Smith stated that they have 2 different programs for vehicles. One is called the "gold program" where we will take a photograph of your vehicles and we will put it up on our propertyroom.com site. Again, open to all of our registered bidders. We will handle all title transfer, delivery of the car, all custom service we will handle and the commission there is we would keep 5 percent of the sale and you would get back 95 percent. We also have another service where we will come and tow the vehicle to a facility. We are aligned with a company with "Copart" which is an international vehicle auction company. We will tow the vehicle - I believe the nearest facility to Hudson is North Billerica, Massachusetts. If that's within 30 nautical miles of here, it would be a free tow. We then auction off the vehicles. We keep it on the Copart grounds for 7 days where it's open for the public to come and inspect the car, kick the tires, get all the documentation on the car, and then at the end of the 7 days it goes for the international sale. About 30 percent of the vehicles that they sell do go overseas. A lot go to South America, Europe, and places like that. The same data base that is used for our registered bidders are also used where we know exactly where the cars are going and who's buying them.

Before Selectman Coutu proceeds any further and it's going to be brief. Go Red Sox. Selectman Maddox I know that after we had our meeting with them I know that you went on site and so did I. In order to get a good perception of what this company is capable of doing is to go on propertyroom.com and look at their website. The Chief introduced us to this gentleman. We don't know him. We obviously have no interest. I stayed on for about 3 hours one day - not that I have nothing else to do, but this was I believe sometime last winter or early spring we met with him. I was on for 3 hours and you could actually see the activity that's taken place. I did know what the total number of bidders that they had registered but there's a lot of activity. The product availability from cheap jewelry, to very expensive jewelry, to cheap bikes, to \$2,000 bikes, vehicles of all makes, and heavy duty equipment. I was favorably impressed. Again, we suggested to him and to the Chief that it would be best that they make a presentation to this Board, which they have done this evening. I was impressed. That's all I can say at this point. Thank you Mr. Chairman.

Chairman Jasper asked if there was a contract that the Town signs. Mr. Smith said yes. I have a service agreement for whoever wants to sign it. Another thing I failed to mention is when the property is sold and the payments are due, we could make the check out to the Town of Hudson, NH Police Department, or whomever you want the check to be made out to. You tell us. I do have a service agreement I could leave with the Chief.

Selectman Maddox did meet with the Chief and the representative. As much as the auction is fun, probably not the town staff. The monies that we expend in storing this stuff, cataloging it, advertising it isn't worth the money that we're getting in. I think that this will free up space. I did talk to the Chief in regards to somebody seeing their bicycle on propertyroom.com. There's a procedure in place on the police department's website if you had a piece of property stolen, you can fill out the form and they will check it out before it even leaves. You have to keep it for 180 days before it can even go through this process. There were enough safeguards in my mind that this is something that rather than racing to clean up all the computers, or get all the bicycles, or the school department, we can do this on a more spread out basis not tying up resources and space and we'll see how it goes. If in 2 years it doesn't work, we go back to the auctions. Again, I think what we're tying up in man hours and space, this will balance out.

Selectman Luszey asked if your warehouse where you bring this stuff local. Mr. Smith said no its not. It's right outside of New York City. It's on Long Island. Selectman Luszey's concern would be is the cost of transporting stuff

down there because we'd be paying a fuel charge. I think before we get into signing any service agreement, we need to do an estimate on the type of volume we'd be looking at and what it would cost us to get the stuff down there, and the potential return.

Chairman Jasper thought it probably would be very difficult to tell anything beyond the surcharge because not knowing what we have at any given time could be difficult. I think it is a reasonable question to say right now at today's fuel prices what would the surcharge be. Mr. Smith said it is spelled out in the agreement. I believe the going rate of diesel is roughly around \$4 a gallon. Selectman Luszey said \$3.86. Mr. Smith stated if diesel is between \$3.50 and \$3.99, it will be a flat rate of \$37.20. If it's between \$4 and \$4.49, the flat rate goes up to \$49.60 and on and on. It's all spelled out in the agreement. That is a factor when police departments when propertyroom custodians want to have a pickup. If its 3 items, we'll gladly come and pick up 3 items or we'll come with an 18 wheeler tractor trailer if you need 3,000 items. NYPD, LAPD they're our customers but 95 percent of our customers are departments that might have quarterly pickups or once or twice a year. We'll gladly come up monthly if that's what you want, but we'll just shoot an e-mail and ask if you'd like us to come up. No. Okay. We'll talk to you next month. If yes, brief description the property so we know how much room on the truck you need.

Chairman Jasper asked Chief Lavoie if he has spoken with any Chiefs in the State or the area who use this service. Chief Lavoie said there are a few in the area - Tyngsboro, Pelham, Londonderry, Goffstown, Stratham. There's some others that I did not talk to but I'm actually good friends with John Skipper. It makes things easier. They haven't had complaints about it. My knee jerk is it doesn't hurt for us to take a look at it and give it a shot and see how it plays out for us. Like someone had mentioned, try it for a year or two years and if it works out and improves, great. If it shows that it's just not for us, great we'll go back to the old system that we were doing.

Chairman Jasper asked if there was any length of time specified in this agreement. Mr. Smith said it could be open ended. It could be one year, two years - totally at your discretion. The majority of ours are open ended where it just didn't work out and that's fine. Chairman Jasper said we have no financial obligation once we have this to say we have to use it for a year. Mr. Smith said no.

To get the ball rolling, Chairman Jasper would entertain a motion to authorize the Chairman to sign an agreement with propertyroom.com.

*Motion by Selectman Maddox, seconded by Selectman Coutu to authorize the Chairman to sign an agreement with propertyroom.com.*

Selectman Nadeau indicated on the bottom of the agreement, this has our fee structure. Is this the fee structure that's in the agreement that you have for us? Mr. Smith said yes. I'll give the Chief the agreement. Mr. Malizia indicated that you might want to read it before you sign it. Chairman Jasper said he won't be signing it tonight. Mr. Smith indicated that page 3 is where the fuel surcharge is. Chairman Jasper said he would actually leave it up in the office for everyone to review before I sign it. Selectman Coutu said he and Selectman Maddox have seen it. He did not misrepresent any portion of what he said.

*Vote: Motion carried 5-0.*

Mr. Smith wanted to add one thing of a personal note. Thank you for inviting me up here. Being a lifelong New Yorker and a member of the New York City Police Department for over 21 years - doors about 10 blocks away from the World Trade Center on that morning - I wish the Fire Captain was still here so I could thank him and the Board for your Memorial. It's very touching. I thank you personally. Selectman Coutu hoped Mr. Smith comes to see it the next time you're in time. It's going to be the largest in New England.

#### F. Future Solid Waste Contract

Chairman Jasper recognized Road Agent Kevin Burns.

As you are aware, Mr. Burns indicated that we are in the final year of our 5-year trash contract. With that, I am here tonight to give you a brief history of where we've been and a suggestion of where I think we should go. I'm looking for your input. You'll notice in you packages there's really nothing in there. This is more for discussion and updating. About 5 years ago, I came before you and brought the proposal to go to the automated trash system with the 64 gallon totters. We were the first one in the area to do that. It was not very popular at the time, but I think it has been very successful. The people have adjusted well. I think the automated system is very clean and it saved us a lot of money. The first 4 years of the contract we saved \$2,072,000. That's about \$500,000 a year or \$.20 on the tax rate per year. So it's been a significant savings.

We paid in 2011 for our total trash pickup the same as we paid in Fiscal Year 2011. I don't know anything in my line of work but we're still paying the same now that we paid 10 years ago. I don't know anyone in the trash business that's paying the same amount. I think with changing our system and modernizing, we've been able to control our costs. That's the past. Now the future.

Mr. Burns has been in negotiations with several local companies, national companies. I anticipate when I go out to bid that our rates are going to go up. We're an attractive community. So I think the bids will be aggressive. I am proposing that we do is I would like to, again, go with the automated 64 gallon trash container. Only one container. We have 8,200 containers out there that we issued. We went from the Cadillac of systems where you could put everything out at the curb. It didn't matter how much you put out, you could put your aunt out at the curb and we'd take her, which was getting very expensive. Because it was a drastic change, we allowed people to buy a second or a third totter. No one bought a third totter. Because we've charged \$75 for 5 years, or basically \$15 a year to have their second totter, which cost us \$50 to buy, we sold 1,000 of them. Most communities that have gone to our system, they would call me and ask what I would change when they were looking to implement it. I said I would not do the second totter or if I did, I would charge an annual fee. Most of them have either taken my advice and not done the second totter, or charged \$200 annual, and no one is buying them. So where we have out of 8,000 original totters, we now have 9,000. In their communities if they put out 8,000, they've probably sold 40. When there's a fee involved, people don't buy the barrels. They recycle. What I would like to do is eliminate the whole second barrel purchase. People learn to live with their 64 gallon trash totter.

Mr. Burns indicated he would also like to go to single stream recycling where we give everyone a 96 gallon totter for recycling to help reduce our costs and because the size of the container is so big, recycling would be picked up every other week. For example, Monday's trash route would be divided into Monday A and Monday B. Half of Monday A route's recycling would be picked one week. The next Monday the other side of the route, the B route, would be picked up. So now we've eliminated the expense of having 2 recycling trucks and the big expense of the laborer of a driver in that truck. I think we're offering people plenty of storage for trash. It comes out to 112 gallons per week between their trash and the recyclables. The industry says that 80 percent of what we throw away is recyclable. We're giving you 96 gallons and you don't have to separate it. If it's a recyclable item, you throw it in. You throw you pizza boxes, you paper, your cans, bottles and everything in one container and you wheel it out every other week. People would also have the option if they thought the 96 was too big, they could get a smaller one - for the elderly or some of the condo complexes. If they said there's no way I could fill this in 2 months let alone 2 weeks, we could give those people a smaller recycling cart. I also think it would be very clean. We still have problems on windy days with recycling because people put their paper out, it blows all over the neighborhood, then they call me and say the recycling guy made a mess and it's everywhere. Well it was a mess before the recycling guy got there. It would be an automated system so now we're down to 3 drivers. Two trash drivers and one recycling driver. That would be the first thing.

My guess is we're going to go from \$1.6 million to \$1.75 million or maybe a little more if we don't change things. This is something where the residents are helping themselves. Everything they put in that 96 gallon totter is free. Everything they put in the trash totter is going to cost us a certain amount of dollars per ton. Right now we're paying \$78 a ton. I think during rebidding that will come down. I think our collection costs will go up.

Another system, program, or benefit that we're offering people is we pay about \$25,000 for 3 curbside leaf collections. We only collect 90 tons of leaves. So we're paying \$275 a ton for leaves because we're still somewhat rural. So the people who live with woods in their backyards they're not going to bother buying paper bags, stuff them in the paper bags. They're going to drag them out into the woods but we're still paying the truck to drive by their houses. Either that or people have landscapers that take them away or they bring them to the landfill. I think to continue spending \$25,000 when we're facing a \$200,000 increase is just good money after bad. People aren't using the program. There are some that use it and I'm sure they're watching me right now and aren't happy with me. They're also unhappy when their tax bills come in and they've gone up. This is a program that is not widely popular. I don't recommend we keep it.

Mr. Burns indicated the next big one, which really isn't part of the contract it's more of a housekeeping issues, is the landfill. We're getting killed at the landfill. The first year of the program when we went to automated collection with the carts everybody said you're numbers are going to crazy at the landfill. Well they didn't. We threw away around 500 tons at the landfill that first year, which is the average of the five years before that. Our landfill didn't really increase until the last two years. Now we're up to almost 11,000 tons at the landfill. We pick up 7,000 tons a year curbside meaning 5 days a week, 52 weeks a year going to every house in town we pick up 7,000 tons. At the landfill on 12 Saturdays, we pick up 11,000. It has gotten out of control. I did traffic counts this year up there. We're averaging between 850 and 900 vehicles per day on a Saturday. Londonderry's transfer station is about 100 yards down the road. There's nobody in it. Ours is wildly popular and the reason is we're the last free show in town. I had one of the girls do some research for me. We have become the regional dump. We're paying to throw away a large portion of Nashua's construction and demolition material, Londonderry. I go by there on a Saturday and you see cars

coming south on 102. You see cars coming from West Road. You see pickup truck loads coming over from Nashua. I was always under the assumption was free. Nashua charges their residents \$90 a ton to get rid of the stuff that we take for free. Londonderry the transfer station 100 yards down the road is charging \$24 a yard. A guy comes in with a full pickup truck; he has to leave them a check for \$100. If he can get a buddy from Hudson to come with him and just show his ID, he's coming to us for free. I'd offer to take my buddy out to lunch to go to the dump with me and save \$100. Everyone around us just about is charging. Like I said, Nashua is \$90 a ton and they don't have to pay to haul it away. They just bury it in a hole. They don't have disposal costs per say that we have. Derry is \$7 a pound. Londonderry \$24 a cubic yard. Hooksett \$100 a ton. Bedford \$130 a ton. Hollis \$75 a yard. Milford \$110 per ton. Hampstead, they don't even allow it. Do it yourself. We're spending almost \$125,000 a year at the landfill. We used to spend \$50. I think we need to implement some controls.

Mr. Burns talked to his guys that work the gate and they tell me that they think 30 percent of it is contractor trash. I think a large portion of it is coming from other communities. I had a conversation with somebody about people cheating the system. Well people are cheating the system and they're using us to cheat the system. I don't want to penalize the Hudson residents that use this service but I don't think the Hudson residents want to pay to throw away Nashua's trash, Londonderry's trash, and Pelham's trash. It's coming from everywhere. I guess I'm open to suggestions but the system that I would like to somewhat merit is Salem's. Salem charges \$10 to buy a dump sticker. With that sticker come 3 coupons that match your sticker. There's a serial number on the sticker, serial numbers on the coupons. I would like to do the same thing without the sticker system. I would like people to either come to my facility and residence would be allowed to have 3 coupons free of charge. The intent of what the cleanup days really started for was to help the people doing their cleanup of the basement, cleanup of the garage; they're going to tear down a deck. It wasn't implemented for people who are in the garage door business and going to store their garage doors for the month, then bring me 25 sets of garage doors on Saturday. A month later they have 25 more garage doors in the back of their truck. We're paying that \$78 a ton to throw away their business trash.

What I would like to implement, and this is something we're going to do in house and I would come back with a policy and it would be in writing. I like the idea of 3 coupons. Every residence gets 3 free of charge. I think that would satisfy most people's needs. Yard waste - you can come in as often as you want because it doesn't cost us anything to get rid of that. If people want to come in every Saturday with leaves, sticks, and brush from their yard great. There's no fee. You don't need a coupon. Just prove to us you're a Hudson resident. Anything that I get rid of for free - scrap metal, bring that in. Cardboard. If something that is going into containers that's costing us \$78 a ton, you have to give us a coupon. You have 3 trips into that pile. It would help with traffic because people aren't going to come with just their one item. They're going to wait until they have a bunch of items. I think it will probably reduce our costs back to the \$50,000 we were at as opposed to the \$125,000. If we take away the second barrels, I'm figuring about a \$50,000 savings. Take away the leaves, another \$25,000. If we get a handle on the landfill, I think we can control our increase to a very reasonable amount.

Selectman Coutu's biggest concern, and Mr. Burns just addressed it, was I was somewhat concerned in his presentation, especially this last part, relative to yard waste. I was going to say if we're going to aggravate people if we don't have a disposal area for yard waste, but you've resolved that problem. I think the history that we can rely on in terms of our Road Agent is that he's done due diligence in the past. I think that the recommendations that he's making here this evening make an awful lot of sense in order for us to be able to take financial control of what solid waste increase costs have risen to. I think that the coupon idea is a great idea for items in excess and things in excess of the yard waste or materials that you can dispose of that are going to be used in a dumpster then towed away. I think there is reasonable. More than that I think would be excessive.

In terms of what Mr. Burns has presented to us with regard to outside contractors, Selectman Coutu knows for a fact that contractors and business people like people who put in rugs, tiles, or what not who are doing business out of town, are removing the material from out of town and bringing it in and dumping it at our dump rather than bring to others. I was somewhat amazed that having come from a big city, obviously things are always done differently in the big city; the City of Lowell always charged weight for all dumping. It was measured by the pound weight. They always had to charge. It always surprised me that we afforded this luxury for everybody and knew that there would be abuses in the system if this continued. Now it's obviously becoming very evident. We don't have that many more residents. Another thing too, Selectman Maddox as you can attest to, we have another series of storage buildings that are being built and they're jobbers that go out and do jobs. That's where a lot of this waste comes from. I think that he's done due diligence. I think that perhaps we ought to allow him to continue with his train of thought to go out and try to seek the best bids possible to come in with a master plan or something that we can digest and question him on. I think he's on the right track. I think that if he's going to communicate as he said with several waste disposal companies and not just one, ultimately he's going to get the best bang for the buck that we can get for our taxpayers. I have the utmost confidence that Kevin Burns can come back with probably the best cost effective rubbish removal program than another other Road Agent around here could possibly do. That's the nature of the seriousness he takes with his job. I thank you for the presentation in enlightening us and bringing us up to date. I think its valuable

information for the taxpayers who are watching to know that if you don't recycle, it's going to cost. It's going to affect all of us.

Another concern Selectman Coutu had is when you said that you suggested that we limit it to one barrel. I was somewhat concerned. Did I hear you say that there were only 1,000 barrels additional purchased for a second barrel? Mr. Burns said yes. Selectman Coutu thought that if you provide a second barrel equal in size, 94 gallons for recyclables I think if that's not an inducement, I don't know what will be. What will be the controls in terms of having 2 barrels? I know they'll probably put a sticker on it and say it's recyclable. At what point do we stop and have a rubbish patrol when people are throwing out 2 barrels of rubbish and one of them under the pretense of being recyclable. That concerns me.

Kevin Burns said that would be the responsibility of the contractor. They have cameras that as the load is dumping, they can see into it. The drivers will see who the abusers are and then the next week they'll get out and check. They don't want the garbage in with their recycles. It's their responsibility to monitor it because once it ends up in their truck, they own it. Selectman Coutu said he didn't want it to fall back on us. Selectman Luszey said they do that today. Mr. Malizia said they get out and looks at it. Selectman Coutu said this here is going to be a pickup and dump into the truck as opposed to the manual labor, which is so time consuming.

Selectman Nadeau had a couple of things. The first one is I do frequent the landfill pretty often. I have told the Road Agent this on many times that I have noticed that the stuff coming in does not match a) the person driving the truck or (b) you see these out of town trucks and it's all commercial material. The person driving it is from Hudson. It's one of those tough ones. I think the coupon system will work. You go down to the Highway Department office, fill out the paperwork, and give you the coupons. I think that will work. If we have some extreme conditions like when we had the flooding and things like that that are out of our control but have happened - when we had the flooding back on Mother's Day, we had an overabundance of stuff coming in from flooded basements. I think that's something that we can see what we can do as the different needs arise.

[Selectman Nadeau] I have the single stream recycling is one of the biggest things with the Recycling Committee. A lot of people talk about going to single stream recycling. I think that would be a big help as far as getting our recycling numbers up. A lot of people find it a lot of work to sort their stuff out. I personally don't. As a family of 6, we can get everything out there in a timely and easy manner and sort it out as you're throwing it out - paper in this one, cardboard in this one, glass and cans together. A lot of people just don't do that and they just throw it in their regular trash can. I think that with the controls and doing away with the leaves, a lot of people do bring it down when they go to the landfill. They'll bring two or three bags of leaves with them. If we don't charge them to bring the leaves down, I'm sure the neighbors with the trucks will help out the people that live in town and stuff to bring them down there. I think that I look forward to seeing the new bids and looking forward to the new ideas of how to conserve on the landfill days.

Selectman Maddox had a couple of things. The second barrel - I think that we should find a price. If there's \$1,000 now at \$15, if it's \$100, it may only be \$100. There may be those people that make sure we covered our costs. I don't think we should eliminate that. I think it's going to cause some other problems. The recycling every two weeks, I think you're going to make people crazy. Can we get a price as an option to have recycling every week? Then we can make a decision on what that price differential is. I think you're just going to make it confusing. This is my week for recycling and the 96 gallons. I think one thing I can remember from standing in the recycling bin on Election Day showing people the different barrels 5 years ago was for some people they're just too big. I think we would be better served going to whatever size we are for our regular barrels every week on the recycling. I just think they are difficult to maneuver and a whole bunch of different things. Again, if we could look at a price Mr. Chairman for a weekly pickup of the smaller barrels.

The final thing I had was I think sending them to your facility is a nice idea but I don't think it is practical. I think that we should look to see if we could do it at the Tax Collector/Town Clerk. She's set up for that. Its open a number of different reasons. That's the only other input I would have Mr. Chairman.

Chairman Jasper would really agree with the comments from everyone at this point. I think the recycling every other week will be somewhat confusing. If we can demonstrate that there is a significant savings, that's helpful when we get complaints. I think we can bid that out for the two options. I definitely agree that there ought to be a price for a second barrel. If that's \$200 or whatever it is, here's the average weight of one of these bins times 52 at \$78 a ton, here's what it is going to be to pay your own freight. A separate concern that I have, I'm great with the idea of 3 free trips. There are going to be some people who need more. I don't want to make it easy or cheap for them, but I want to give them an outlet. My concern is I don't know what to do with this. I have no place to put it. It's going in the woods some place. I was driving Putnam Road the other day and there was a great big TV just sitting on the side of the road. I think whether you say if you need to come in a fourth, fifth, or sixth time, we're going to figure a pickup truck. We don't really care if you come in with your car or the trunk, but you're not coming in with a trailer. You're not

coming in with anything bigger than a pickup truck and it's going to be \$50 -\$60 whatever we think the average weight of a pickup truck is going to be, you're going to pay this to get in there with anything over that. Obviously we don't have the ability to have scales to weight anything. You just have to say you're limited to this and you're not coming in with a one ton. You're going to find a pickup if you need to get in and you're going to pay \$75 or \$100. Right now when I have stuff, I have to go all the way over to Auburn to get rid of stuff. It's a long trip.

Mr. Burns said anything is doable. I think it would overly complicate it, how we're collecting fees, and trying to argue how much can you fit in a pickup. If somebody has something that they're doing, they can get bagsters from Waste Management where you buy them at Home Depot for \$25 and then they'll come out and pick them up for \$117. You can get a dumpster in your yard from any of the trash companies. If you don't want to do that and you want to do it yourself, you take it where we take it. If you go to LL&S on the Salem/Pelham line, you bring it to them and they'll put you on the scale and you pay like we pay. \$70 a ton to get rid of the stuff in the back of your truck. My personal opinion, I don't think we want to be in the trash for cash business. You have 3 courtesy coupons. We'll take that and if that doesn't manage your needs, there are a lot of other places you could go for the same amount of money. If we're going to charge somebody \$100 a load, they could take that load to LL&S for \$100.

Chairman Jasper said you bring up some options that I wasn't aware were available. If we then have links on the web site at the Highway Department to other methods of trash disposal, I think that would be fine. My concern is if people haven't heard of these services and don't know about them - I'm going to Auburn. I don't know if Salem is closer because that's the only place I was aware of. That was back when we were tied in to Waste Management. I used to go to Turnkey in Rochester because I didn't know of any other place to go. That was a nice ride in my '66 dump truck. Mr. Burns said there was no reason for anyone to learn to go anywhere else because we were free. Chairman Jasper thought we just need to make people aware. I'm fine with that. I understand that. I don't want to see the dumping proliferated. As long as people know they have options, then I think that's good.

Selectman Luszey said part of the conversation too about the level of service. To the Road Agent's point, we could point everyone to Salem and say knock yourself out but that's not part of what we're here for. It's to provide a level of service for this type of issue. What I would like to see is, to your point and to somebody else's, is a way to buy optional coupons if you need them and whatever that would be. Also what I found difficult for myself sometimes is getting rid of computer components. It wasn't part of the program. We were sent to Alvirne High School on certain Saturdays and down to Showtime. If we could address that component because like you, many times I would stop on the side of the road picking up old monitors that people threw out because they weren't willing to pay \$30 to get rid of them. I think we need to address that type of stuff in this next round. I don't know if that's part of that conversation.

Mr. Burns said it is actually part of the fee. However there's a fee. Some people don't play fair. The dumping has not been horrific. I did grab that TV the other day on Putnam Road. Selectman Luszey indicated that we're paying for it anyway.

Maybe as part of the whole package, Selectman Maddox thought the waste hauler would give town residents a discount on dumpsters. So we could put that right in the price schedule that it's not \$295, it's \$270, or whatever so they'd have that option to know that that is available to utilize our contractor to do bulk if that's what they wanted to do. By the time you find somebody with a pickup, and you come get the stickers. It may be worth it to you just to get one dumpster and call it a day. It was nice trash talking with you Kevin.

Mr. Burns said the more we offer - our cost. Chairman Jasper didn't think what Selectman Maddox was trying to do is adding cost. So I don't know if they're going to discount it. They have a price and they may say if we essentially have not necessary exclusive in the town but we have a prominent place on the town website for this service, they might be able to make it a little bit cheaper. That's what Selectman Maddox was thinking. If you've made people aware that that was something that could happen. Again, if you didn't know you were cleaning out the basement and you found somebody with a pickup truck and you went and got your 3 tickets, it might be almost worthwhile to get a dumpster delivered to your driveway, fill it all up, and it goes away. It might be more attractive. If they don't know that's available, they go the other route. Mr. Burns said they actually get free advertising in everyone's driveway because all these barrels have their phone numbers written all over it. Selectman Maddox said they probably don't know that they do dumpsters.

Chairman Jasper thought they were on the right track. We've given you some ideas here. I think we'll need to trust you to take what you've heard from us and decide which is recyclable and which is garbage. Mr. Malizia asked if the Board wanted Mr. Burns to come back with a spec. or something before we bid it out. Is that what you want? Is that what you want to see? We're going to bid it out. I'm assuming you're asking to bid it out. Chairman Jasper thought that was a good idea. I see the Board agreeing. Once you put together what you think is a reasonable idea...Mr. Burns said this was it until this conversation tonight.

Selectman Coutu didn't want Mr. Burns to abandon the idea. You can work on the ideas that were proposed. I'd like to see that Mr. Chairman. I think we have to make courtesy copies for each of us to take a look at that. It gives us a good foundation. We'll have a review of that and then take into consideration other factors. Don't treat that as trash. I'd like to see a copy of that.

Selectman Luszey didn't know if it was too late or not, but we've always talked about trying to get the schools recyclable and waste as part of this conversation. Is there a way that we could have a separate proposal that addresses the combined...Chairman Jasper asked if Mr. Burns could have that conversation...Mr. Burns said he has had that conversation many times with the school district. They've shown no interest at all. Selectman Luszey's point is if we go to them and say if we were able to add your waste to this stream, here's what it would cost. Mr. Malizia said he's done that.

Chairman Jasper said we're willing to do it. Selectman Luszey is on the Joint Committee and I had that conversation yesterday. What's missing is the dollars and cents piece of the conversation. That's what I'm asking. If I could have a written proposal that says if we add the schools to it, this is what it would be and this what the impact would be for the school - \$50,000 a year less or whatever it might be. Right now, I can't do that. Selectman Coutu said he would also need to do a lot of research. They're going to want to know how many dumpsters are involved. How often they want pickups. I wasn't here when we did the last bid. It was prior to my being on the Board. I remember the discussions that took place. He went to the school committee. He had all of those things. He had all the numbers and they were not receptive at that time. Selectman Luszey understood but right now I think we have that opening to Joint Planning. They're willing to have that conversation. So I think there's an opportunity...Chairman Jasper didn't know that it's so much a conversation. They need to supply the Road Agent with their information. Selectman Luszey indicated that he would take it off line with him and find out what he needs.

Of the conversation here and the ideas, Chairman Jasper thought maybe a couple of us are in agreement if not three that we definitely for those larger families that just simply need more space to be able to say yes you can have a second one but it's going to cost you and here's what it's going to cost you. That shouldn't impact the contract anyway negatively. If it's a high enough number, it doesn't impact anybody else. I think we need to be able to sell, even if it's 40 that we sell. Mr. Burns said it will impact the contract negatively somewhat because of our history of having 1,000 second totters out there. To the contractor, that's 1,000 second homes. 1,000 more stops. 8,200 stops are easier than 9,200 stops. To them the stop is a barrel. It's not visiting a house. Chairman Jasper said they put them together and pick up two at a time. Mr. Burns indicated that everyone doesn't have the same equipment to do two at a time. Knowing from my preliminary talks with some of the national companies, our rate will be cheaper if it's one house one barrel. I'm not trying to be argumentative, but we're offering a very good basic level of service with 115 gallons a trash and recycling combined - 115 gallons per week. That's 2 55 gallon drums. If you can't fit everything in 2 55 gallon drums. If you can't then you get a subscription service from someone like Pinard for \$4 a week instead of burdening the entire tax base for their excess amount of trash.

Chairman Jasper said that Mr. Burns sold him that they can go out and buy a trash compactor if they can't fit it in the barrel. I'm sold. You made a compelling argument and I think they just need to figure out how to deal with it. Mr. Burns said he's trying to come in at the \$1.6 million where we are now so we don't have to increase taxes. Chairman Jasper appreciated that. I think the Board does too given what we're looking at.

Selectman Maddox wants to vote yes for the contract Mr. Chairman but, again, you were here 5 years ago when we went through the political upheavals of going to one barrel. I think that it only makes sense that if somebody wants to pay \$200, not \$15, where they should have that ability. But if there's 100 of them...Chairman Jasper said if that increases the cost of everyone else, Kevin's convinced me that you may have somebody that only has the ability to pick up one barrel at a time, now they have to do two, it's going to be that much more cost, I'm not willing to go there. People can do more recycling or as I said, they can get a trash compactor and make it fit. They'll have to work with it or they have options to get a private hauler. I sat on this Board when we went to curbside. I was opposed to it then. Unfortunately we had one selectman running around, I called her "Frantic Fran" saying the State was going to close the landfill September 1<sup>st</sup>. When she was running around saying that, there was really no other option for the State but to close it September 1<sup>st</sup>. We should have built a transfer station. Unfortunately once you go to this method, that option really closes out to you. We never should have gone to curbside pickup. It added an awful lot of costs. If we simply worked with the State to build a transfer station, we wouldn't be here today. I had a selectman who was insistent on announcing that we were in crisis mode. It wouldn't have taken a lot longer to get us to that point. Thank you Frantic Fran.

Chairman Jasper didn't think that we've changed that you have in there...Mr. Burns said he'd boil it down and I will get you a copy before it goes out to bid. Thank you very much. Chairman Jasper thought what we ought to do is take this section of our meeting, put it on a disk, and every time somebody calls we simply get their name and number and send them a copy of this conversation which should answer all their questions as to why we did what we did.

Selectman Luszey asked why would a transfer station be off the table totally for the future. Chairman Jasper indicated that people don't want to go to the dump. At the time you had the people that didn't want to go to the dump simply paid Earl's Rubbish or Smokey to come around and pick up your trash. Everybody who didn't want to pay Earl or Smokey, brought it themselves. Now if you tell everybody you have to go back to doing that, there would be so much hate and discontent. We're spoiled.

Mr. Burns disagreed with you that we are not doing it the cheapest way right now. Merrimack is very similar in size to us. Their solid waste budget is significantly larger than ours and they don't pick up your trash. Besides the fact that it costs the residents more in their taxes, the residents have to pay to either bring the trash their themselves or they're paying a person like Pinard or one of the local Merrimack people that \$4 a week we discussed for contract service to pick it up and bring it forward. Windham has a transfer station. A third of our population that has just about the same budget as we do. Transfer stations have not proven from my research have not proven to be the most economical way to do it. From what I've found, the most economical way is you pay someone to pick it up and it goes directly to the covantor or turnkey and it's gone. I think Windham is a huge example. One third of our population but they're paying \$1.6 million to run their transfer station.

Chairman Jasper indicated that things have certainly changed because it was a lot more expensive to do curbside pickup than a transfer station would have been at the time. Mr. Burns indicated not in this day and age with the licensing and restrictions you have on these. For \$1.6 million, we come and take it at the end of your driveway. Selectman Maddox said you don't waste the money driving to a transfer station, getting in line, all that stuff that goes on. Chairman Jasper said that was good to know. Selectman Luszey said some of them might enjoy the social activity. Chairman Jasper said it was great place to campaign for selectmen. Mr. Burns said he never thought he would know this much about trash and geese.

Chairman Jasper told Mr. Burns that as always, great work for the taxpayers of the Town. Without objection, we'll take a 5 minute break. We're in recess at 8:50 p.m. We are back at 8:55 p.m.

G. Updating Town's PDF Tax Map Library to include 2010/2011 map changes

Chairman Jasper recognized Town Administrator Steve Malizia.

Mr. Malizia indicated that the Board has correspondence of a notice of decision from the Planning Board. It appears that the Planning Board heard an item regarding expending money from the tax map update account not to exceed \$1,500 to update the Town's PDF tax map library to include any changes that were made in 2010/2011.

*Motion by Selectman Luszey, seconded by Selectman Maddox, to expend an amount not to exceed \$1,500.00 from Tax Map Update Account #01-0000-1313-000-505 for the exclusive purpose of updating the Town of Hudson's PDF Tax Map Library to include 2010/2011 map changes. This expenditure was approved at the Planning Board's meeting on July 27, 2011.*

When it says updating the Town's PDF, Selectman Luszey was assuming they're updating a file that the output is a PDF. How many hours are they looking at to do that for this kind of money? Mr. Malizia didn't know. I don't know how long it takes. Selectman Luszey asked if it was a flat rate no matter how many...Selectman Maddox said yes. It's to take all the maps. The look at the existing and see any changes that have happened. Selectman Coutu said they look at the correlations or differences. Selectman Maddox said we have about 196 maps or something. Mr. Malizia indicated something along those lines.

*Vote: Motion carried 5-0.*

H. Request for Sealed Bids 47 Ferry Street

Chairman Jasper recognized Town Administrator Steve Malizia.

I wasn't at the meeting but it was Mr. Malizia's understanding that the Board wanted to do sealed bids for the property at 47 Ferry Street. What I've done is prepared a request for sealed bids, which is a template that we've used for other types of bids. Basically it just says what folks will be bidding on. At some point, we would insert the date depending on whether the Board approves this and also informing folks where information would be available. I'm thinking of putting a package on the internet so people can look there or come into the office if they'd like.

The Assistant Assessor did a value to give you an idea of what this property might yield particularly when it comes to a sealed bid. In his opinion, the value may be somewhere between \$110,000 and \$125,000. If the Board wishes to proceed, we would put this sealed bid out. We would have a due date obviously to submit the bid, get something to the Board, go over and evaluate the site if they wanted to award to a particular bidder.



Selectman Luszey said we wouldn't have to accept if they came..Mr. Malizia states: "The Town of Hudson reserves the right to object any and all bids or any part thereof, for any reason, to waive any formality or informality, information and/or errors in the bid and to accept the bid considered to be in the best interest of the Town of Hudson, as determined by the Board of Selectmen." So you have a final say. We've done that before.

Selectman Maddox stated it was a great spreadsheet. How come the one next door that we sold wasn't in her? Mr. Malizia said it wasn't an arm's length transaction for one thing. I'm not recommending that you set a minimum bid. You certainly can. It's up to you. Obviously when you're evaluating this you may evaluate to the best interest. I have no idea what someone is willing to bid for this. It's entirely up to you if you'd like to set a minimum. I don't know what that will do for the bidders. If you say you want to set a minimum of \$150,000, you may get no bids. I don't know. Selectman Coutu said to get rid of it.

Motion by Selectman Coutu, seconded by Selectman Maddox to authorize the publishing of the request for sealed bids for the sale of 47 Ferry Street, carried 5-0.

I. Stairs between the overlook at Benson Park

Chairman Jasper indicated that last week I was informed that there was a woman who broke her ankle at Benson Park. If you're familiar with the two overlook, there's a nice set of cement stairs with railings that go down but they end badly. When the park was opened, I'm sure the drain was much different but we put the sewer line through there. What I would like is to authorize that we have Dave Yates get quotes on continuing those steps and the railing down to the level area of the park, including having the site work done by the Highway Department and see what it is going to cost. Those are very nice stairs, but in the condition they're in they probably really shouldn't be used. It's been a concern of mine and for well over a year, I've said at some point we're going to have to continue these down. Now that there's actually been an injury there, I think it's time to do that. The good news is that we had budgeted the money to do the back side of the pond, which is done. Not only did we save all the gravel money by using the shavings off of 111, all the wrap that we put in there - and there were only 3 truck loads, are going to be eligible for reimbursement under the trails grant. It is well possible that actually doing this project may be eligible for reimbursement under that. All I'm asking for at this time is that we go out and get a price to see what it would be to continue the stairs and the railings down to the level area.

Selectman Coutu indicated he had no problem with that. My consent is to do it. The question I have is have we closed off the stairs? Chairman Jasper said as soon as he was notified of that, I told the Road Agent to chain off the stairs. That was done on my best call and if the Board says no, open it up, we'll open it up. I think once we become aware of a problem, it really isn't a good situation. If there's no objection, I'll work to have Dave Yates get us quotes to have two separate elements - the cement work and the steel work. Thank you.

J. Senior Center Land Swap relative to Valuation Differential

Chairman Jasper wanted to talk about where we are with the senior center. Selectman Coutu and I went to the Long Range Planning Committee today. We probably didn't need to say a word. It was approved unanimously. I gave just the briefest of presentations and showed them the pictures. As the Chairman said at the beginning of the meeting, they weren't going to have a meeting until September but because we had requested that this take place so we could (inaudible). Chairman Graham was gracious enough to call the meeting. So that's taken care of. The next step is to go forward to Governor and Council. We've had a couple of phone calls into Ray Wieczorek about this and other things. I'll be in the State House again tomorrow morning. I'm going to continue to try to contact him and let him know that we need to move this on to the Council agenda as soon as possible. I'm sure it will move automatically there but I want to put an extra bug in his ear to get this moving along.

What I've put on here as we move forward, Chairman Jasper said we have a cost potentially of \$76,100. None of us want to pay that. So I have a couple of ideas. One obviously we're going to ask for forgiveness and part of that I think the rationale would be if you were just selling us this land and you think we're swapping the land as \$76,000, there's more to this swap than that. We have designed the building to look like the old red barn. There is a cost element for doing that. I think we probably ought to see if we can obtain from the architect what the additional cost of just putting a box there versus doing that design. Assuming that none of that is going to be persuasive, the State has 2 unregistered landfills on that site, which they are still on the hook for covering and abating. We have a Highway Department that is very good at doing a lot of construction and prep work. My proposal is that we offer to them \$76,100 worth of in-kind labor from our Highway Department at the time the State decides to mitigate those two landfills. Obviously it would need to be adjusted the Boston CPIU. Frankly do I think that's ever going to happen, I don't think they're ever going to mitigate that landfill. I think that's a way of getting us out without any cash and even at the time the Highway Department would have to do that, it would already be built into our budget. I wanted to see if the Board was willing to authorize that approach.

Selectman Luszey said he would make that motion.

Motion by Selectman Luszey, seconded by Selectman Maddox, to offer \$76,100 worth of in-kind services from the Highway Department towards the mitigation of the unregistered landfills at Benson Park adjusted according to Boston CPIU on an annual basis.

Selectman Luszey asked for an addendum to the motion that says if it's not forgiven. You'd only present this if it's not forgiven. Chairman Jasper said right.

Selectman Maddox asked to add a friendly amendment - less whatever monies would be removed from having that barn also. So maybe there's \$10,000 worth of difference between the red barn scenario that you talked about.

Chairman Jasper indicated that the problem here is if we do that and that's my authorization and they say no we're not taking off the \$10,000, then I'm sunk. So I think we have to look at this as all or nothing. We're going to go in and ask for the forgiveness but that's my intent. Frankly I'm going to work with Councilor Wieczorek and use his best judgment on this whole deal. If he says Shawn forget it, they're not going to forgive the \$76,000. I'm not going to support it. Then this may be our only plan. I'm going to have to count on him to be our advocate to really - he's going to be the one who's going to hopefully working in our favor on this. I want this as an option. You have to use his judgment going forward and see how he can help us. Obviously I'll be talking with the Governor when I can about this and probably talking to a couple of the Councilors as well. We're going to have to rely very heavily on Councilor Wieczorek to lead us in the right direction. I just want to have numerous options. One would be that this is the cost to make it look like a barn. So essentially they'd have 3 options or any combination thereof.

Selectman Maddox asked if they were all coming to 9/11. Chairman Jasper had no idea. Selectman Coutu said the Governor is. Selectman Maddox thought if you haven't seen the park in a number of years, I think that we can...Chairman Jasper said that's why that letter went out some time ago. The problem there is they're on their traveling road show. Councilor Wieczorek said that they'd be in Derry at some point for a hearing but the reality is we want to get this on the Council agenda as soon as we can so that they may not be able to get here. Worst case scenario, I'm going to try to at least get Council Wheeler and Councilor Wieczorek on site because they're the two closest Councilors.

Vote: Motion carried 5-0.

On this same topic, Selectman Luszey has a council meeting coming up shortly. I think I'll be meeting with the seniors prior to our next meeting. Does this lend us an opportunity to start engaging? Chairman Jasper said no. We can't spend any money until the Governor and Council says yes. Selectman Luszey wasn't talking about spending any money, I'm talking about the work the seniors wanted to start around the letter of understanding about how the center would be used. Chairman Jasper thought we have a lot more work to do before we really get to that point. I'm still of the opinion, we're in late August now. We're not likely to get on the first Council agenda. We'll probably be later in September. I don't know how much work there is to do architecturally. I think it's going to be very difficult to get everything together to do a warrant article for this year. I'd really rather just focus on that right now. The agreement on how it's going to be used is really something we can do any time. My personal feeling is I just don't want to get into that level of detail. I feel it's putting the cart before the horse. I think we have to figure out how much is this facility going to cost, and what it's going to cost, and then get into those mechanics of it. Selectman Luszey understood.

Even if it were approved in March, Chairman Jasper said we're a long way from it being opened. If we were to put it on in March, do we have an agreement with them for - it's not a lease. We're not going to be leasing them the building. They're going to be using it. Selectman Coutu thought of something and I know I kind of say no, we don't need to do this agreement. I know you're being pessimistic but I don't want the people to misinterpret what you're saying. I saw firsthand today and I've said right along that despite some of the rumors that you were stalling this. You are not stalling it. There was evidence that you've tried to get a hold of Executive Councilor Ray Wieczorek and hopefully he has a million other things on his plate and that's why he's not returning your calls. I know that Ray's very (inaudible) and I'm sure you two guys are friendly. You're members of the same party and at least you represent one of the three communities within his district. He's always been responsive to Hudson in the past and I'm sure he will. It was made very clear today that the reason why we were at this meeting of the Joint Committee was at your request because they had no intention of meeting. They were very accommodating. It was brief and to the point. I think one of the selling points that we have is that the land that we're using is not land that's in the mitigation territory. This is the uplands. There's no way you're going to use uplands for mitigation. So that's a good selling point with the Council. However, I know there's been consternation and certainly a lot of concern about this agreement. I understand full well as an individual member and one who's watched the history over the years prior to my becoming a member of the Board of what happened at the Community Center and that's what they're afraid of.

Selectman Coutu indicated that if this goes to ballot Mr. Chairman, and even though you've been somewhat pessimistic and I would rather be pessimistic rather than optimistic and have everybody's hopes built up. If it happens, it happens. There is a chance and you said that. You qualified by saying but there is a chance it could be on the ballot. If it's going to be on the ballot, then obviously the language of the warrant article which may contain some of their funding in order to achieve this, I think it behooves us perhaps maybe he should work with Council and start preparing some sort of a document. They're going to be concerned if they're going to put in a quarter of a million or \$300,000 into this project, do I really want to commit to a warrant article and I don't have an agreement with the Town of Hudson. In thinking about that, I said yes. I think they would feel better. I think I would feel a lot more comfortable. I think we all would if we at least start the mechanics of getting this agreement put together.

Chairman Jasper said Selectman Coutu makes a reasonable point.

Selectman Luszey said it's not with just the seniors too. I think it's with the cable committee. Chairman Jasper said we are them. I would be agreeable once we get past the Governor and Council to start on this. I don't want to lose focus on trying to move this forward and getting into other things. Once we're past the Council, then everything is set. The architect is going to be working independently and then we can work on this. I just don't want to lose focus if that makes any sense. It's certainly going to take less time, it better take less time, to work up an agreement with the seniors than it does to design and get costs estimates to build the whole facility. Selectman Coutu agreed. Chairman Jasper said if that takes more time than the other, then we're in big trouble. Selectman Luszey thought they were probably talking 6 to 8 weeks. Chairman Jasper said we're probably talking the first of October. Certainly there's nothing to prevent the seniors amongst themselves to be sitting down talking about what it is they're looking for. That's a large organization with difference of use. They can be working on what their looking for. Selectman Coutu said they can do a draft. Chairman Jasper thought it's going to be very hard to formalize anything until we know exactly what the total cost of the project is expected to be and what the funding sources are. That's going to be a difficult part of it.

Chairman Jasper appreciated the comments. I'm not trying to be pessimistic. I have the general philosophy under promise and over deliver. I see too much in government where in other places where it's promised the world and then you deliver nothing. I'd rather say we're just not going to be able to get it done and then say guess what, it came together and we made it happen.

9. OTHER BUSINESS/REMARKS BY THE SELECTMEN

Selectman Coutu - Mr. Chairman I have nothing from any of my committee assignments. 9-11 was it. I've been pondering a conversation I had with you over the weekend. I think I'm going to mention it only because I think it needs to be mentioned. Of late Mr. Chairman, and you know we've had this conversation and you were not aware that I was going to bring it up tonight, it was a last minute decision. We've been reading, not of late, but for some time now we've been reading in the Hudson/Litchfield News in the Thumbs column quite a bit of negativity about the programs at the Recreation Department. Those negatives are as a result of one or two people out of the almost 400 children that we serve in that program on an annual basis. I'm going to say what I have to say. One or two complaints out of the 400 or so because somebody is upset because there was not a refrigerator provided for a boxed lunch, which is the appearance of the comments that were made in the Thumbs Down.

What we have to realize is that these departments we manage those departments. We are the Recreation Department for better or for worse. I'm very proud of the recreation programs that we provide our youth year round. It needs to be said that I support wholeheartedly the Recreation Director for the Town of Hudson. I know some of you might disagree with me or perhaps you all agree with me but regardless, we have one of the best run programs in the State of New Hampshire when it comes to recreational opportunities in this town for people of all ages. We have adult softball men and women. We have adult basketball men and women. We provide baseball and basketball for the youth and we have all of our summer programs which include tennis and other recreational activities and opportunities. They go bowling and other outings. I think that when you look at the quality of people, and most of them have been there for quite some time, have been very proficient, very professional and unlike maybe a lot of other people who don't know what goes on in town, I've had the opportunity to go down there and observe their program at their invitation and talk to some of the kids and talk to several of the parents.

The Recreation Committee, which pretty much sets the tone and direction of a lot of these programs because I certainly as an individual member of the Board and neither would any of you want to have to handle the day to day operation and the overall programs that are being offered at the Recreation Department. The Recreation Committee has done an outstanding job monitoring the activities of the Recreation Department. I think it's time that we step forward and we show support for the Recreation Director and for the people who work for our Recreation Department. We hire them and that's what I'm doing here this evening. He needs a strong advocate. If I have to be that advocate, then I will be. I encourage Mr. Yates. I read his Letter to the Editor. I was impressed. I think it was all inclusive. I encourage him not to be dissuaded by the Thumbs Down column because, again, it is only one or two people which is insignificant to me though important if the situation is that critical. They have an opportunity as we tell everyone, any given Tuesday night that we meet to come here or they can call anyone of us individually to address their concern. I'm sure that if we thought it reached a critical point that we would address it with the Town Administrator and we would handle it through that channel. That opportunity is available.

I am getting sick and tired of people using the Thumbs column to hide who they are in order to aggrieve something that may not even be egregious as far as I'm concerned. With that Mr. Chairman, I want to state emphatically that I support our Recreation Director. I support the recreation programs we offer, and I wish I had never left my committee assignment for recreation. Thank you Mr. Chairman. That's all I have this evening.

Selectman Nadeau - I have quite a few things this evening. First on is about recreation. The Highway Department has finished up all the groundwork at Bensons for the new playground facility. The Recreation Committee will be meeting this week to finalize all the pieces of equipment, color schemes, and things of that nature on the playground structure so that they can get this in, get their order in, and get it built for the fall.

The next thing is about the rec. program this summer. Having gone through it, I think it is a very good program. There's been a lot of changes since I went there. When I went there, the Rec. Department was closed at lunch and you had to leave the grounds completely. Now at least the kids stay there, can eat their lunches, and they are supervised. I think that there's been a lot of great changes. I think the Rec. Department has a great program as far as the summer program. A great value for the people who use it. The Code Enforcement Officer and Selectman Maddox have a report for us on the facility that he'll share with us a little later.

The other item is the seniors are back at the Community Center now that the summer program is done. The other thing is the boot drive was this weekend for the MDA and I was around all weekend. I did notice them out there. I'm sure like you heard tonight that the donations were way down and a lot of people were saying that due to the economy. That was one of the things that was way down. They did a great job. The signage was out there. Everybody wore their vests. They did a good job about that.

The next thing is this Friday night. The Zach Tompkins foundation will be doing the road race. That will be at Alvirne at 5:30 p.m. this Friday night. If you'd like to find out more information, you can go to the Zach Tompkins website. It's [zachtompkins.org](http://zachtompkins.org). There's all the information about the road race and what will be going on there Friday night. That's all I have this evening.

Selectman Luszey - A couple things. Conservation Commission - I met with the Chairman and the Finance Director and we resolved the budgeting and reporting issues. That's taken care of. The Joint Planning Committee and the town IT Department is working on a proof of concept to provide a private town-wide cloud computing environment. If we find that to be a positive finding, I have an agreement with the school that we'll add the school technology resource into that team and take a look at consolidating at least the computing platform. Through my conversations with the Town IT Director and the school IT Director, Maryellen and the Superintendent, the sub team that we're going to be looking at to use to take a look at what I call "business process analysis". We probably have in the order of 18 to 24 months of work just to get ready to do that. What I found is there's not processes are really documented here in the Town or in the school at a level that we could start looking at where duplications might exist. The plan is I'll be putting that off on the side burner, continue on with the hardware consolidation effort and look at that, and then also the school finally assigned a facilities resource that we could utilize to get the facilities piece or sub team going. There are some areas where we think we could, in fact, benefit. The school already goes out and does monthly bidding for electric utility costs. That would be something the Town or Library could join in very easily and see a benefit there. I'm looking forward to getting that established.

The doc control system which we approved back in July is installed. The Computer Use Policy will be the test document that we will be releasing. They've got to go through some user training on how to use a system. So we expect to go live somewhere towards the end of September with that within the Town. I'm looking forward to giving you an update later on on how that all goes.

Selectman Maddox - As a follow up to Selectman Coutu's statement on the rec. program. As the liaison to the Community Development Department, I asked them as the Health Inspector to swing by and take a look at the program. You do read the Thumbs and they said that there was unsanitary things going on and that we were sticking our heads on the sand. It's not the case. We did investigate and the Health Inspector found no issues. There was a broken bathroom door which has been since fixed. There is running water. There is refrigeration. There's a well run safe program. It is not a daycare program. We do not have to follow the same rule. This is not under that auspices. There is a report but it really basically says that he found no issues and the day that he was there, and I happened to be there one day before 8 a.m., there were no kids waiting outside for the program to start. Again, people can write whatever they want.

To that end under the heading "no good deed goes unpunished"; the Police Department at no time stopped a car to give away a chicken sandwich certificate. Chick-Fil-a at the Pheasant Lane - it was a nationwide program. They came to the Hudson Police Department, had a number of certificates to reward people for good behavior but they did not stop a car to give them a certificate. They gave them away if you were wearing your helmets at the skateboard park and that type of thing. They did not stop a car at any point according to Captain Avery. Again, no good deed goes unpunished. Thank you Mr. Chairman.

Selectman Jasper - I really just have one thing. Selectman Coutu accompanied me this morning along with Gary Webster to a meeting at the Department of Transportation relative to the train station. I think Selectman Coutu and I certainly had our eyes open this morning as to where the delays are and why we're not moving along on that project. Because that does involve the reputation of a company, we will be discussing that in nonpublic and where we go from there. There are issues and we are going to have to deal with them.

Selectman Coutu asked if it would be fair to say that particularly in this instance DOT has been on our side. Chairman Jasper would say so. Selectman Coutu said it's hard to get information out of them but for obvious reasons. Chairman Jasper has a letter from May 17<sup>th</sup> that really shows what needed to be done and it hasn't been done. I couldn't find any blame on DOT. I think there's quite a level of frustration. Selectman Coutu said we've been critical with them but they're not to be criticized this time.

10. NONPUBLIC SESSION

Motion by Selectman Luszey, seconded by Selectman Coutu, to enter nonpublic session under RSA 91-A:2 (a) Strategy or negotiations with respect to collective bargaining; and RSA 91-A:3 II (b) The hiring of any person as a public employee and (c) matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant, carried 5-0 by roll call.

Nonpublic Session is being entered at 9:34 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 10:20 p.m.

Motion by Selectman Luszey, seconded by Selectman Maddox, to accept Chief Lavoie's recommendation and to authorize hiring Marie Coolidge and Diane Spillane as School Crossing Guard substitutes for the 2011-12 school year with a starting salary of \$13.50 per hour effective August 18, 2011, carried 5-0.

Motion by Selectman Luszey, seconded by Selectman Coutu, to hire Matthew Sutton as an Intern with the IT Department at the rate of \$14.00 per hour not to exceed 428 hours, carried 4-1. Selectman Maddox in opposition.

Motion by Selectman Luszey, seconded by Selectman Coutu, to hire Lori Bowen as Soccer Coordinator for a fee of \$1,275.00 and Sherri Lavoie as Assistant Soccer Coordinator for the fee of \$775.00 effective August 24, 2011, carried 5-0.

Motion by Selectman Luszey, seconded by Selectman Coutu, to hire Ed Peterson as the 2011/2012 Instructional Program Basketball Coordinator for the fee of \$1,000.00; Steve Porter as 2011/2012 Boy's League Basketball Coordinator for the fee of \$2,100; Lori Bowen as 2011/2012 Girl's League Basketball Coordinator for the fee of \$1,600.00; and Andrew Gora as 2011/2012 Teen League Basketball Coordinator for the fee of \$750.00. All positions are effective September 22, 2011, carried 5-0.

Motion by Selectman Luszey, seconded by Selectman Maddox, to deny Firefighter Greg Rich's Step 2 Grievance for the denial of paying step increases to employees absent a collective bargaining agreement, carried 4-1. Selectman Coutu in opposition.

Motion by Selectman Maddox, seconded by Selectman Coutu, to terminate the contract with Warren Street Architects relative to the Benson train station for cause, carried 5-0.

11. ADJOURNMENT

Chairman Jasper declared the meeting adjourned at 10:25 p.m.

Recorded by HGTV and transcribed by Donna Graham, Recorder.

HUDSON BOARD OF SELECTMEN

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Shawn Jasper, Chairman

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Richard J. Maddox, Selectman

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Benjamin J. Nadeau, Selectman

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Roger E. Coutu, Selectman

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Ted Luszey, Selectman