

**HUDSON, NH BOARD OF SELECTMEN**  
**Minutes of the Workshop Meeting of June 2, 2009**

1. **Call to Order** by Chairman Coutu at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall.
2. **Pledge of Allegiance** led by Donna Staffier-Sommers.
3. **Attendance**

**Selectmen:** Roger Coutu, Ken Massey, Shawn Jasper, Rick Maddox and Ben Nadeau

**Staff/Others:** Steve Malizia, Town Administrator; Mark Pearson, Assistant Town Administrator; Gary Webster, Acting Town Engineer; Donna Staffier-Sommers, Administrative Aide for the Sewer Utility; from the Sewer Utility, Chairman Bernie Manor, Craig Bailey and Bill Abbott; from the Water Utility, Chairman Leo Bernard, Jeff Rider, Ray Rowell and David Shaw; Jerry Desrosiers

4. **Acceptance of Minutes**

- A. Board of Selectmen's Minutes of May 12, 2009
- B. Board of Selectmen's Minutes of May 26, 2009

*Motion by Selectman Maddox, seconded by Selectman Nadeau, to accept the Minutes of the Board of Selectmen's meetings of May 12 and 26, 2009, with the correction to the May 12, minutes, Chairman Coutu, not Chairman Nadeau, carried 5-0.*

5. **Discussion w/Sewer Utility Committee**

Bernie Manor, Chairman of the Sewer Utility and Leo Bernard, Chairman of the Water Utility, were recognized, along with Sewer Committee members Craig Bailey and Bill Abbott and the Sewer Utility Administrative Aide, Donna Staffier-Sommers, and Water Utility members, Jeff Rider, Ray Rowell and David Shaw.

Selectman Maddox, who requested the Water and Sewer Utility Committees to be present at this workshop, said he was planning on doing something they don't do very often – listen. These two committees control millions of dollars, service thousands of customers and it is important that the Board, and although they are the Water Commissioners and Sewer Commissioners, the people on the committees, day in and day out, along with staff in-house, kind of run the systems, and it's important for the people at the other end of the television wire to understand what they are doing, their health, what the growth is going to be, what it's possibly going to need over the next 10 years so they, the Board, can understand better and the citizens can understand what is involved in running a water and sewer utility. He hopes they will have a lot of questions for the Board. These people do the majority of the work behind the scenes and the Selectmen just kind of approve the packet they get from them. He was looking for insight from the committees.

Chairman Coutu asked Mr. Manor for a general overview of the health, or lack of, the sewer utility, what plans are in store and where they will go from here. Mr. Manor said he didn't know why the Sewer Utility Committee was summoned to this meeting, so he didn't come prepared to give a whole lot of stuff. He sent an e-mail to Selectman Maddox, asking what his concerns were, but he didn't get an e-mail back, so he was present, but unprepared. Chairman Coutu said Selectman Maddox never replies to his e-mails, either, because they must have the wrong e-mail address. He has always responded in the past, but lately he hasn't been receiving any responses, so there must be a problem with his e-mail server. Selectman Maddox said he's getting stuff from other people, so it's confusing. He will work in his ISP, but he thought the Town Administrator knew what they were chasing when the invitation went out, that somebody would have told these people. They brought it up last time, what they were looking to do, get some input where they think they are, what issues are on-going with the two utilities that serve thousands of citizens. He didn't want to say they didn't prepare the committees, but they are on television.

Selectman Nadeau asked if there were any on-going projects the Sewer Committee was working on with Nashua that the Board should be made aware of, or if Nashua has anything coming forward for the town. Mr. Manor said they are always watching the newspaper to find out what Nashua is doing. Donna has done a great job of trying to get that information, but they aren't always forthcoming with it. The committee has some idea of what they are doing, so they are trying to prepare for that. Financially, they are in pretty good shape. The Highway Department does some repair work and they are working on new lines right now. Other than that, they don't have a specific list.

Chairman Coutu asked where they were with regards to the proposal that the Sewer Utility Committee would like to bring before the Board of Selectmen with regards to the rate policy. Mr. Manor said they were getting pretty close to getting the memo out. At next Thursday's meeting, they will review it again to make sure they have everything correct. Bill Abbott did a great job of putting together the assessment fees for the industrial users. He looked at other towns and worked up a formula, which is included in the memo that will be forwarded to the Board. Chairman Coutu said when they discussed the possibility of Entegris coming in to Hudson, the Board didn't know how they formulated the figure they came up with to charge Entegris, but when Mr. Abbott's formula was applied, they were almost right on the money.

Selectman Massey said for years, Hudson has had a difficult time getting Nashua's sewer utility operation to provide the town with any advance notice of the cost of the capital improvements to that system of which Hudson owns 12%. He read in the paper that Nashua was going to use some stimulus money to do part of that project. Is it time for Hudson to remind Nashua that because Hudson is on a different calendar than Nashua, if Nashua doesn't tell Hudson before September of any given year, what Nashua needs by July of the following year, they are not going to get any money from Hudson because DRA is not

going to look kindly on the town dipping into the surplus to pay for something. What can the Board do to help the Sewer Utility get Nashua to be more responsive than they have been. The last time the Town Administrator got together with them, they promised they would be more forthcoming, but he hasn't seen anything. Mr. Malizia said they are 88% owner and don't respond very well to the town. He has spoken to their treasurer and he's sure other people have spoken with the plant operator. In the past, they had a more responsive plant operator, Mr. Seymour, who has left. The town got a surprise one year, and the money had to be taken out of the assessment fund—not out of surplus. They had to go to court to get an appropriation that wasn't expended or wasn't budgeted. Nashua can do something, but they've got to understand the town can't just write a check. They know that.

Mr. Manor said Donna got an e-mail today from Nashua and they responded with the figures of what they are planning on doing, and that is the first step. They did hold a meeting with them and talked with them at length to try to explain the town's system of budgeting and the need to know a lot sooner. He didn't know if they got that information across or not, but he hoped this was a change. Chairman Coutu asked Ms. Staffier-Sommers if she had anything to add. She said she just received the memo late this afternoon, which outlines some of the expenses the town can expect in the upcoming year, but she hasn't had a chance to verify the numbers. Chairman Coutu asked if there was an anticipation of a cost increase for the town. Ms. Staffier-Sommers said it's actually a little less than what was anticipated.

Selectman Maddox asked how often they met with them. Mr. Manor said he's only gone to one meeting since he's been on the committee. Selectman Maddox said they should send them a letter, saying they'd like to meet semi-annually and have it set up for a certain timeframe so that as the committee goes through their meetings over the four, five months, they have a running list of items they want to bring to the meeting. If there is an every-six-month meeting, they will get used to communicating with the town, having one of them so it lines up with budget season, or something of that nature. They have to initiate some of that dialogue, so maybe that's an item they can kick around. Secondly, maybe it would be prudent for both committees to understand what they (the Board) is looking for, ask some questions and, possibly, come back so they can be more prepared. He thought it was more of a "what if" overview, but if they would like to kick around coming back at a later date, knowing what the Board is kind of looking for.

Chairman Coutu thinks they got the general idea. The Board could possibly air out what they are looking for in terms of what they anticipate in terms of increases or decreases, what cost overruns they may or may not anticipate. He followed the line of communication with Nashua and they established a rapport with Mario, who is the sewer superintendent out of Nashua. He felt that was a well established opportunity for the town to communicate through him. He asked if that was the understanding and if Mario was reciprocal in providing the town with information and keep an on-going rapport with the town. He noted that the Town Engineer was nodding his head, so Chairman Coutu assumed Gary had some conversations with him, as well. What's integral in what Selectman Maddox is looking for is that they are comfortable with that relationship, but they should establish a more formal way to meet and communicate back and forth in terms of what their plans are, what they are going to be requesting, how it's going to affect Hudson, and things of that nature. He asked Selectman Maddox if that's what he was looking for. Selectman Maddox said yes.

Chairman Coutu asked if anyone from the committee or Mr. Webster could address any of that now. Mr. Manor said they'd get in touch again and see if they could do a little better, but this seems to be a first step, something they haven't done before, but at least they got their foot in the door over there. He asked Mr. Abbott, as the former chairman of the committee, if he met with Mario. Mr. Abbott said yes, along with Donna, Gary and Bernie. It was a nice, cordial meeting. Back when Selectman Massey was on the Board, they talked about the same issues. At that time, the thought was they should probably be addressing these people at a little higher level than an appointed board, and have Selectmen meetings with an appropriately higher group in Nashua. The committee can go over there and see the budget material, but they are kind of low on the totem pole, and it might be better to do it at a little higher level. Chairman Coutu appreciated that input; it was food for thought.

Selectman Jasper said what they heard about Selectman Massey had to do with their separation project, which will not affect the plant. They had all their sewer and drainage from the street together and that was a \$100 million project to separate that, which they've been doing for several years. He thinks that's where the stimulus money is going and that won't affect the plant, except to the degree that it probably frees up more capacity, and perhaps affects Hudson in a negative way. There won't be any reason for Nashua to expand the plant, so Hudson won't get any more capacity. A number of years ago when he was the liaison to the Sewer Utility Committee, they had a very aggressive program working on the inflow. Quite a bit of that was addressed and he wondered how that project was coming along, what they now have for inflow in the wet season. Mr. Manor said with the camera equipment the Highway Department has, they've found and fixed a lot of that inflow, so it's mostly sewerage that's going over there.

In terms of the infrastructure, which is really just pipes, they've been good about replacing a number of the older lines, so did the committee see anything other than a continuation of that activity, anything that is going to cost a lot of money that's out of the ordinary? Mr. Manor thought they were in pretty good shape. The pump stations are the issues where they will spend a lot of money if those go bad, and the Highway Department has been doing a great job of taking care of them.

Selectman Massey said the sewer utility has one of the lowest costs for sewer rates in the state. Mr. Malizia said the town is in the lowest quartile for the state sewerage and/or septic disposal, and it has been there for at least 12 years. Selectman Massey said the town bought the water utility in April of 1998 and committed to a 10% reduction in the rate and has held to that for the last 10 years. He didn't think there was a water utility in the country who could say they've not raised the rates at least once in the last 10 years. Both utilities are being run very well and the town has been well served with the contract with Pennichuck. He thought it might be worthwhile, during the budget cycle, to reintroduce a warrant article to change the purpose of the sewer

utility capital assessment fund to allow them to not only pay for increased ownership, but increased capacity, which they can't do today. They've had it on the ballot at least twice, but it never passed. If they really want to attract industry in town, they may need to have that additional capacity. They don't currently have the right to because they don't have the ownership in it. If they change the purpose of the capital reserve fund so they could do that, it would give them some flexibility in the future.

Chairman Coutu thought that made sense. One of the major concerns they have addressed repeatedly is what they have available and what kind of crisis they'd be in if they had two or three major industries seeking large capacities and they couldn't meet the demand, they'd have to ask them to go someplace else or find an alternative way of providing for the sewerage. He recognized Mr. Webster to give an overview of the four pump stations in town.

Mr. Webster said the oldest were the Sagamore Bridge station and Federal Street. They've done some pump replacements and are in good shape. The one on Glen Drive is four or five six years old and the newest is Ottarnic Pond and is operating very well. They are all the same type of systems. The Sewer Department has done a very good job in maintaining things. They go out with the cameras and with all of the new lines, they automatically TV them. They have a disk showing every pipe and every joint. They have an I & I problem by the industrial park with a clay pipe and they line it. They did a couple sections a few years ago, which stopped the infiltration coming in. They pass the TV and see it, which is a great advantage to having a TV. They believe they have just about fixed that one. He didn't think the town was facing any big I & I problem. Relative to the allocation, they are still working on that. The industrial park is not being used as much, so they are trying to find all of the allocation. It's a lot of work because the stuff goes back into the 80's and it's difficult to find records. Donna and Betty have done a great job in trying to compile this, but some of it was on the VAX. Once he recalls all of that, they will have a good record of what has been allocated. What is actually available is a lot more than what they show, but that's what they have to follow until someone like Entegris comes into town. There are no major sewer improvements. When he went over to Nashua, he asked about more capacity. They did say they've done improvements and plan to do more. He agreed with Selectman Massey, that the town needs to meet with Nashua to find out what will happen in the future because Hudson owns part of that plant. They should meet with them every six months, just to get a feel of what is going on with the treatment plan. It would be a good idea if staff and the Sewer Utility have that information so they can pass it on.

Chairman Coutu said the citizens voted down the Vacon truck, so he asked what the condition of the current truck was. Mr. Webster said the walls of the truck are very thin because of its age; the springs and transmission are falling apart. If something happens to that vehicle, they'll have to rent one, and that is very expensive. The drains are part of the storm water program, and they have to keep records of that. They use that for cleaning the sewer lines for TV, so it's a very important and necessary piece of equipment.

Mr. Malizia said they couldn't purchase one, but there is an equipment rental line, and could possibly negotiate getting credit for that rental, if they were to put that on the ballot in a future year. The Sewer Utility has tried to figure out a way to do it, but no means no; they can't purchase it, but there's no reason they can't rent one. If they don't, they will see floods and other potential problems because of not having this piece of equipment. Chairman Coutu said he wanted people to be aware of the significance of that piece of equipment, and that vote, and to assure them that they are not going to be forsaken in the event there is a total collapse of this vehicle. The town is prepared to address the need, if it's an absolute necessity.

Mr. Abbott said the Sewer Utility talked about buying the truck rather than the Highway Department, but they were concerned if that was legal. The utility has the money and the Highway Department could budget against it when they used it. Chairman Coutu said they all know the answer to that legal question—the answer is no. Mr. Malizia said the equipment could not be purchased, but he believed it could be rented and believed credit could be negotiated for that rental. If it was put on the warrant and it succeeded in getting passed, that first year would probably be paid.

Chairman Coutu said rather than put it on the ballot, perhaps they Sewer Utility could buy the truck outright. Mr. Malizia said if they wanted to take the money out of the capital reserve fund that was allocated, the voters would have to approve that expenditure. If for some reason they took it out of another bucket of money, there might be some discussion, but he didn't think they could do that, either. It's a big appropriation.

Selectman Massey said he wanted to pick up on that. They should be transparent. They have a policy from going way back when that when there is a capital purchase over \$50,000 it goes on the ballot as a separate warrant article. Chairman Coutu said that's the purpose of this discussion. People watching on TV should know what the thought process was, why they can and can't do certain things. On some things, their hands are tied. Selectman Massey said while no means no, there are certain times when it may be absolutely necessary to ask the voters again to have something done.

Selectman Jasper said they really need to follow the process, but the Selectmen can do a better sales job next time, probably through cable TV. If the truck dies in the meantime, that could be a problem in terms of trying to rent one, given their budget limitations. That will, however, make the case easier. Hopefully, they will get through another year of it.

Craig Bailey, one of the officers of the Sewer Utility Committee, asked the Board, for their preference in seeing development in the town, if it was a controlled approach, a fast and furious approach or a reduced amount of development. They've had several sewer allocation requests and several sewer district expansion requests over the past couple of years. The expansion requests have been denied, and the large industrial users haven't come to Hudson since their initial requests. He asked if the Board members felt the Sewer Utility should be more pro-active in helping new people, new industries, new commercial entities, or should the committee take a more conservative approach? Selectman Jasper said now was a good time to analyze where they want to go with the system because nothing is happening. He was on the Board when they put the moratorium in

place, and they did so because they were bumping up against their capacity. There was one successful suit where the developer got a little aggressive about what he thought he was going to do with expansion of the district and actually put pipe in the ground and sued the town unsuccessfully. When they did Lowell Road, reconstructed from SAM's Club down to Stewart's Corner, they had the opportunity to put dry pipe in the ground, but decided against that. They need to look at what their needs are within the established district and figure out that allocation problem, what's realistic. Manufacturing, as they once knew it, is leaving this area and this country and sewer demands and uses are probably going to be less than they were. The last thing they want to do, in his opinion, is to expand the district outside of what they have now, and they have people who come in to use existing buildings, and who are required to be on septic, for the town to say oops, we don't have any capacity. Unless they can negotiate something with Nashua, and when they finish their separation of the storm water from sewerage, there may be a possibility they may find that they have a capacity well in excess of what their planned needs are and Hudson may be able to buy something, at that point. At this point, the committee's first task is to identify what the actual uses are, where they are, who has excess capacity, talk with them and see if that's something they think they are going to need in the future. Perhaps they can look at being a little more aggressive and expand within the district. Tom Sommers, the former engineer, had done quite a bit of work on identifying and what the potential need was within the district. They certainly don't have that kind of capacity for a fully developed sewer district, so that is out of the question.

Selectman Massey said to pick up on Selectman Jasper's comments, Mr. Sommers did do a very detailed calculation of the current sewer district. If they were to meet all of the needs within the current district, they do not have enough current excess unused capacity to fulfill it, which is one reason why it would be very hard to expand the district today. The other reason they would not have been able to expand the district is because they are bumping up against the current capacity, which is 2 million gallons and they have less than 75,000 gallons left. There are some industrial users who do not use all of their capacity, and those and the ones they need to go back and find out how much of that they are not using, which could become available. The nice thing about that is when it becomes available again, the new user has to pay for it. Even if the successful separation project results in less capacity for Nashua, they still wouldn't have the ability to buy 12% of that capacity. Selectman Jasper said unless they want to sell excess, they could. Selectman Massey said yes, they could do that, but then Hudson would have to put that in the budget. It would be good to get that warrant article back before the voters.

Selectman Maddox wanted to talk about the combined sewer overflow project in Nashua. If their plant had a capacity of 18 million gallons, and Hudson has a capacity of 12% of that capacity (2 million), when they finish the CSO, will their capacity... Mr. Malizia said they may have more capacity for themselves, but they won't get 20; 18 million is where they are at. They may be pumping 20 mil through because of the problem, but once they fix it, they are 18 million, unless they get some permit to expand it. Selectman Maddox asked if the sewer map was on the web site. Selectman Massey said not currently. Selectman Maddox thought it should be, at some point.

Selectman Maddox asked Mr. Webster if there are private pump stations in town. Mr. Webster said yes, there are. Selectman Maddox said there was one on Rangers Drive that the town had to get involved with. Mr. Malizia said the town owns that one. Selectman Maddox asked if the town makes sure the private ones are kept up, that there's no failures that the town would have to race in and fix. Mr. Webster didn't think staff looked at those but, for example, Highland Woods has 164 units and there is a big pump station at the bottom on the hill. When he goes by and sees them cleaning up, he asks them to send a report so the town can have it on file. Sometimes he doesn't get any cooperation, but the association should be doing that. If something happens, the association is responsible; it's up to the association to maintain it. That's in their documents. There's a couple more private ones. One only serves about eight houses; Crystal Estates has one. There are several more around. Town Hall has never gotten a call from a private organization, saying they were in trouble and needed help.

Selectman Maddox thought the committee could formulate a list of all of them, and a letter goes out yearly, saying they have to provide the town with who is maintaining it, it is being maintained and an emergency contact because when the stuff starts flowing downhill, they'll be calling the town. Mr. Malizia thought they were already under state jurisdiction, such as DES. He thought they were permitted through the state. Mr. Webster said every station is permitted through DES and they have to go through the same process as the town did with Ottarnic Pond. He wasn't in favor of the town assuming any liability for private pump stations. That's always a concern. Mr. Webster said he'd check into it. Selectman Maddox it was just food for thought because some of these are getting older. If there's a problem, somebody should be aware of where they are and what they are doing. If they're not maintaining them, it will be the town's problem.

Chairman Coutu said that raises an interesting question. Both Selectmen Massey and Maddox are more familiar with the land use boards, but if a development wants to come into the municipality and a provision of the construction is that they want a pumping station, are they required to register that with the town, to make sure they've complied with DES rules and regulations and that it's recorded with that town that, in fact, that station does exist? And that the Town Engineer has authority to go out and check that they are, in fact, complying with DES standards? If it goes broke, it's a contaminant on the town, and the town doesn't want to assume that liability; it should be the developer's responsibility, or the association. It's not an every day occurrence, but who is to say there may not be a future incident? Maybe the requirement should be set at the land use board level to make sure there is a proviso in there to make sure it's recorded.

Selectman Jasper said rather than trying to reinvent the wheel, they should get a copy of the DES requirements. They can't just go out and hook up a pump station to the sewer system. There may be rules and regulations that already exist that covers all of this. The Sewer Utility should look at this and see what the provisos are. On Rangers Drive, there wasn't a homeowners association. The developer went in, put in private homes on private lots, put in the system, and all of the other ones in town are homeowner associations. They have documents in place that make them responsible. With Rangers Drive, theoretically, the home owners were responsible, but there were no documents or association or money coming in on a regular basis to

maintain it. Selectman Maddox said if there are only seven or eight units, and three people don't know that's part of their responsibility.... again, food for thought. If it takes a year to go through the process and get something back to them, he just thinks that at some point, some of these ages are getting to the point where they will see issues. To answer the question about development, he thinks they want to have controlled. It's a function of not trying to deal with spikes in either direction. Until there is a way to expand the district, logically, they shouldn't expand the district because they cannot service the areas that are within the district if everybody hooked up and if everybody was looking for their maximum capacity. He hoped they would further refine what gallonage is available and what the requirements are of the parcels within the district, as it exists today. He doesn't see them going outside the district, unless in a very special application. If Nashua doesn't sell the additional capacity, the town doesn't have it to give, so they'd be foolish to try to expand it.

Chairman Coutu said the approach, up until now, has been somewhat conservative, in light of present existing capacity, what can be documented. They know there is more capacity available out there, but they don't want to make any kind of assumption that can't be documented. They are working on a project that can identify any excess of the 58,000 that they know exists. Until then, Craig was trying to get an understanding from the Board, if the Selectmen wanted them to continue on that conservative line, which would be a proper approach, in accordance with Selectmen Jasper and Maddox's comments. Selectman Massey concurred.

Chairman Coutu said this type of workshop was very good and he thanked Selectman Maddox for bringing this up. This is the kind of tete a tete they need to have on a regular basis with several of the committees so the Fathers of the Community have a firsthand knowledge of what's going on. This has been a healthy debate and he thanked all of the members of the Sewer Utility Committee and Mr. Webster for his technical expertise and advice. They had food for thought and a little bit of work to do. As the Selectmen's liaison to the committee, he has enjoyed his rapport with them and with Mr. Webster. When they have the additional documentation, he will bring it to the Board to absorb.

#### **Discussion w/Water Utility Committee**

Committee Chairman Leo Bernard was recognized, who recognized Vice Chairman Jeff Rider. Chairman Coutu asked for an overview, what has been going on at the meetings and the condition of the utility. Mr. Bernard said he got the e-mail to come to this, but he wasn't prepared on anything. They didn't know what was going on with this workshop. Chairman Coutu said for someone who wasn't prepared, they had a healthy discussion with the Sewer Utility. Even if they came prepared, there are questions that are way out in left field that someone will think of. This is a healthy environment for these kinds of discussion so people who are sewer and water users are aware of what's going on, where their money is going, and why.

Mr. Rider responded by saying the water utility was in fairly good shape. They recently completed a couple of major improvements--the south Hudson water line and the new water tank, which will provide better service to the south end of town. Relative to discussions at the meetings, what has probably generated the most interest is looking at additional sources of water. They have a contract with Pennichuck and they have the wells in Litchfield, but some of the members feel they should be looking for another source of water so they are not dependent on Pennichuck because the contract may change in future years. Another item they've been discussing, as Selectman Massey mentioned earlier, is a rate increase as it has been 11 years since they've had one. They don't think they need one right now, but it's something they need to look at, whether it's better to have smaller, more frequent increases, or have a giant increase when it's almost too late. Another issue they discussed when Tom Sommers was still on board, and probably should be looking at again, is some type of overall master plan for the water system. Where do they want to expand it to? What areas of town need to be upgraded? The expansion would be geared towards what they have for supply.

Chairman Coutu asked for an overview of the existing condition of the wells in Litchfield. Mr. Rider said they are in very good shape. Two of them have been reconstructed in the last couple of years. Selectman Massey noticed the Engineer shaking his head and asked him to come forward. Mr. Webster said two wells were regenerated almost five years ago and almost time to do it again. After five years, the lines get clogged. They actually shut the lines down and clean out the silt, etc., so they can draw more water again and that it will be good quality. He has already talked to Pennichuck and Weston & Sampson. Sewer is 2 million gallons and the water is 2 million gallons. The wells are shut off and they wheel water from Nashua. Chairman Coutu asked how many wells there were. Mr. Webster said three--the Weinstein well, which is by itself, the Dame Ducharme... they are in a 400' radius and almost 800' apart, but they are in the same area and feed through the same station. The Weinstein was the first well and the best well. He was involved with that when it was put in. It was giving over 2 million a day from that well alone, then they created the other two wells and the town bought the water company. (Talking over each other.)

Selectman Maddox asked the cost estimate to site a new well. Mr. Webster said first of all, what they usually do and they try to do this years back on Webster Street was, actually, they put a well in, a regular 8" casing well and they pump and that's how they test it and find out if the yield is good enough, then eventually you go into a larger well digging as far as how much water it will yield. Mr. Rider said they'd have to bring a consultant in. They do a geological study of the town with the maps developed by the US Government. They identify different types of soil which are likely to be good sources of water. They set out some small test wells to see what happens. It costs several thousand dollars. Selectman Maddox said but not tens of thousands or hundreds of thousands; again, he was just trying to get an idea of where to place another well, somewhere, what that basic cost would be. There'd have to be a pipe line somewhere near it. Mr. Malizia said there would also be the cost of acquiring the land because odds are it won't be on town land.

Chairman Coutu asked if Mr. Webster already has information in regards to a study the town already has. Mr. Webster said he'd show them some of the maps, but he just got this today which he requested through Weston & Sampson. Everyone was looking for the aquifer map, which he had, as a guide. Before the town bought the water system, the water company was doing

test wells all over town, and it would be a good idea if they could get those records. The aquifer at the south end wasn't good enough to yield, but there were other areas that might work.

Chairman Coutu asked by having that document, wasn't that a considerable amount of savings with regards to Selectman Maddox's inquiry, because that work has already been done. Mr. Webster agreed. Selectman Maddox said the process he was going through was to ask if they should start budgeting for that, to be able to do the test wells, whatever the next step is, so they are able, if it became available, or whatever it might be, that they have monies. Mr. Malizia said some number of years ago, they instituted a fee when someone comes in and hooks up to the water system. That fee, which is in excess of \$3,900 has two components. One is for the development of additional supply and the other is for the development of additional distribution to service that growth. There is in excess of \$900,000 in the supply account, so if they were to hire a dowsing, they could spend \$900,000 looking for more water, or developing more water. Or they could spend \$386,000 for distribution purposes. That money has been collected and it's available. It's in the checking account. It's there, thanks to their foresight about 10 years ago, recommended by Weston & Sampson. It's in the fees in the Town Code.

Chairman Coutu said they can tell by the geography where the richest veins could very well be. If something becomes available, they may want to look at it. The Town Engineer would have to apprise the Board of that information. Selectman Jasper said it would behoove them to plan for that and figure out, budgetarily... they could put monies aside and have the authorization to expend because a big part of the component will be the purchase of the land. Looking at this five or six years ago, they were hearing the number to fully develop a well site was probably in the neighborhood of \$1 million. It sounds like they are in pretty good shape to actually do that at this time. It would behoove them to start doing their due diligence and figure out where they can do it and part of that is where the best lines are that have the capacity to handle that water.

Mr. Malizia said the predominance seems to be along the river, which is where the system is already. Mr. Webster said it's in the area of Alvirne High School. The aquifer comes down from Alvirne, down to Webster Street by the river. It starts at Brox and the whole aquifer is in that area. All of the south end from the industrial park all the way to the Mass line has a big aquifer, so Green Meadow would be one. Selectman Jasper said there was an aquifer on Old Derry Road. When they had the camp ground, they sunk a well that stopped at 265 and pumped at an incredible rate. When they sunk another well, he could hear the water rushing, so there is some good water in that area. There was an underground river that they hit.

Chairman Coutu said with regards to the users, he wanted to allay any fears about rumors that the town of Litchfield wants to take the wells back, and they are just not going to be able to do that. Mr. Malizia said the wells are an asset that the town of Hudson owns. Litchfield is also serviced by those wells through a contract with Pennichuck, but the town of Hudson is the rightful owner of those wells and can draw a certain amount out of those wells. On top of that, back in the early days of the ownership of the utility, there was concern/allegations/discussions that Hudson was draining the Darrah Pond recreation area, so the town voluntarily scaled back drawing out of Litchfield and ended up supplementing water from Pennichuck, so Hudson has tried to be good neighbors of that resource. The wells also service Litchfield, but Hudson is the rightful owner. If someone tried to take that asset, he assumed they'd have to go through eminent domain, but he didn't think Litchfield has that kind of money. When Hudson procured this asset, the piece it kept cost \$27 million. That water and that land have a value. If someone wants to try to take it, have at it, but Hudson has been good stewards. Selectman Jasper asked what Litchfield would then do with it. Mr. Malizia didn't think they could afford to do anything.

Chairman Coutu asked for a general overview of the infrastructure within the water system, the condition of the pipes, and the water tower in the south end, how much the water pressure has improved. Mr. Rider said Gary Webster had a more intimate knowledge of the infrastructure than the committee does, but in general, it's fairly good. Some of the pipes in town are old and they need to start looking at a replacement program. If roughness builds up on the inside of a water pipe, it cuts down on capacity, so they need to start looking at which lines need to have some sort of relining or cleaning done to them, or replacement of some of the older ones. They've also got some lines that are not of the best material, so those should be replaced. Relative to the water tank, he's heard general comments that the pressure is better.

Selectman Massey said there is a definite noticeable change in the water pressure when he turns on more than one faucet. But they shouldn't discount the fact that it was put in primarily to take care of the fire suppression, which was way below the national standards for availability of water. Because of the way the system works, they pump water into the tank at night and draw it down during the daytime. They are putting less of a load on the pumps during the daytime because it's coming down gravity-fed. There are a lot of benefits to it. The third priority was to get residential water pressures up.

Mr. Malizia said that end is now looped. When they took the utility over, if there was a break anywhere south of Market Basket, there was no water. Now, with the tank and the looping, that amount of loss is minimized. This is a fairly decent representation of the plans. The water tank has been done, the Compass Point station has been done, and the looping has been done. The thought is to come back in a future year to do some of the north end things, such as the Marsh Road pump station or a water tank to service that area up there, maybe a continuation of the line for Barretts Hill. The south end was concentrated on because of the fire suppression, water pressure issues, if they lost the line, there would be a problem, but all of that has been accomplished, and they are well into making the payments, no problem there and they didn't even raise the rates. They will have to evaluate where they are with the north end. They've been putting away capital reserve money, so it's not like the utility hasn't been able to put some money away for some of this to lessen. As time goes by, the debt service goes down, i.e., the interest they pay. They have been able to cover the rise in expenses by very careful planning, a lot of dedication by Gary Webster, the Highway Department working on this and the committee. When that big bond is paid off, they will have a lot of cash flow.

Selectman Maddox said they were thinking of having Weston & Sampson look at the balancing of the system and possibly eliminating one of the tanks that is now coming due for a huge maintenance expense. He asked if that has been completed. Mr. Webster said yes, the study has, but the committee hasn't developed a recommendation. Selectman Maddox said before they expend \$250,000 they might want to look at their other options. Mr. Rider said they wanted to see what impact the south end tank has of the overall system because there were some thoughts that between that tank and the tank at Barretts Hill, they could eliminate the Gordon Street tank. If they did that, it would eliminate a significant maintenance cost.

Selectman Jasper said when they took over the utility, it was never the intent to expand the system as a municipality. It was always the intent to be expanded by those who wish to expand it. Unlike the sewer system where if it runs by your house, you have to hook up and that can be an unpleasant experience. With the water utility, there's no such state mandate or no such requirement. They can put a pipe any place they want, but they may have no customers. Depending on the water supply, people may choose not to do that. He had the option when he had a well that became contaminated to look at the cost of hooking up because the pipe went right by the front door, or putting in a new well. It was more cost effective for him to put in a new well. Any expansion of the system will be done only when a developer comes in and decided that, as a matter of course, it's cheaper to put in a water system than individual wells. That should take care of the questions about expansion. If an area of town became contaminated and there was no ability for the neighborhood to put in wells, that's something they'd have to consider and probably do a district similar to what's done with the sewer.

Selectman Maddox asked if there was a betterment district plan. The people on Wason Road were coming in, telling them all about the bad things in their water. If that was to happen and they couldn't drill wells, how many are needed to have a betterment district? How long do they pay it back? These are some things that at some point over the next several years... Mr. Malizia said they took advantage when there was a developer in that area to extend the pipe and stubbed it out so when folks in that area needed to, they could come in and pay that for a fee. As far as a district goes, if they were to go cross-country, it would be pretty expensive.

Selectman Maddox said the federal government was coming out with tighter regulations. Maybe some of the small water systems out there aren't capable of doing the filtration or whatever in order to meet them, it may be cost effective for them to spend some money to come into the town. What would those procedures be? It's something to look at, to be able to do that. Some people may not feel it's cost effective to drill another well. There's arsenic and radon in some water, something the small operator probably can't deal with. Mr. Malizia said Hudson Mobile Home Estates, Hudson MHE is getting a grant from the federal government to improve the water to that mobile home park, and they moved up to the top of the list. The town submitted a shovel-ready project and didn't get it. The federal government seems to be in a giving mood. Selectman Maddox said that's something they should be pro-active about. If something were to happen, how would they put that district together?

Chairman Coutu said he'd be interested in that. His neighborhood consists of five isolated streets. He was involved in a testing project and the state found extremely high concentrations of radon and arsenic in their water. A couple of homes in his neighborhood sold that had those high concentrations and just the filtration system alone was in the range of \$8,000. A couple of homes had to go that route. If he can convince the state to do an extensive study of his neighborhood and they found that this was a serious problem, they don't know how to approach to town to say they need to look at this neighborhood. They are going to need to get water. What's it going to cost? They have immediate access to Lowell Road, the pipe run right by there, but what is it going to cost each homeowner and how many would it take to get the town to agree to do that? He didn't want to be selfish just because he was Selectman Coutu thinking the town was going to take care of that. He never approached it that way, but it's now at a level where they are starting to get a little nervous and there may be other pockets. It's important to know at what level it is considered critical and something has to be done, and what are the steps to do that? They may want to prepare some document so people can follow the steps and know if they meet the minimum requirements to make a request. He has an advantage, being a member of the Board of Selectmen. He's sure he can get some answers to his questions, but the average citizen should also know that information. They should prepare not only the procedural aspects of doing it, but having the water department prepared in the event there is some sort of... the town was a dumping ground at one time for contaminants and they are all over the town and they need to be prepared to address any critical need that may come up.

Mr. Rider didn't want to give the impression they are going out and actively looking to expand the water system. What they should be looking at is if a developer comes in and wants to extend a main to serve his project, the question is what size. He may need only a six or eight inch, but they've got to look at once the water gets to that area of town, who else is going to tie in, how far out is it going to get extended again, so it may need to be a 12" or 16" line. That's the type of master plan he was talking about, not just an idea of extending lines out there, hoping that somebody will tie on to them.

Chairman Coutu said they also have to look at how it affects pressure overall, considering the length of the line and things of that nature. Mr. Rider said they don't want to end up with a situation like they had in south Hudson for a long time, where they had this big, long line out there, with hundreds of people getting serviced that may get shut off in an emergency.

Selectman Maddox asked what the water utility last met with Weston & Sampson. Mr. Malizia said he and Gary met with them about three weeks ago. Mr. Rider didn't think the committee has ever met with them. Selectman Maddox said that once a year expense, to have them come in and present to the utility, because they are the first line of questions and concerns, get a presentation from them, saying here is the latest... the document that Gary received is important for the committee to see so they can transmit information to the Board better. Maybe there's a chance to do a joint meeting. They are the water professionals, so it's important they present at least annually to the water utility so that they are as knowledgeable and up to date as staff.

Chairman Coutu asked Chairman Bernard what the most asked question about water was because the one he gets is why is the water ban posted 24/7 on cable. Most people don't water their lawns in the wintertime. Selectman Massey said he'd step in and answer this because he was following up on a request from the water utility to ask the Board to change the ban to be from the first on June to the 31<sup>st</sup> of August, and that is well within the Selectmen's purview to do—and to post it beginning the first of May. Those are the three months the town has been taking the most water from Pennichuck. Chairman Coutu said he wanted to give Leo an opportunity to talk. Mr. Bernard said he was the one who brought up that issue at the committee meeting because he was getting a lot of questions about that.

Motion by Selectman Massey, seconded by Selectman Nadeau, to change the ban on water usage to be odd/even from June 1 to August 31 of each year, carried 5-0.

Mr. Webster said he and Mr. Malizia are in touch with Weston & Sampson, sometimes monthly, sometimes weekly, and one of the things they are working on, relative to big water users, is to develop a different pay rate, how they pay for the water, an access fee, etc. They're in the preliminary stages right now, but eventually he'd let the Board see it. They've met with the utility about it, too. Another thing, because of the 102 expansion, running a 16" line, eventually if they start getting more users at that end of the town, they'll talk about another meter pit they'll have to put in, where it comes from Litchfield, back into Hudson again by White Hen Pantry so they can meter the water like they do with the other pits in town.

Selectman Jasper said another question that was asked was about the rates and what they'd like to see happen there. He watches the fund balance there pretty carefully and they are in good shape there. He didn't want to see the rates go up before they need to, but he didn't want to start running a deficit and draw down the surplus. It ought to be carefully timed. As the system expands and more users are brought in, there will be more income to match the expenses and the bond payments are going down. (Talking over each other.) Selectman Massey said the year they took over the water system, the cost of 100 cubic feet of water in Phoenix was less than it was here. Selectman Jasper said that's precisely why they took over the water company. They had hoped to do more reductions, but by not raising the rates for 11 years, that equates to a reduction because everybody else has gone up. Pennichuck has had several increases. Mr. Malizia said at the time, Nashua was paying \$1.00 or \$1.10 for 100 cubic feet of water, or 748 gallons. Hudson, when they took over the utility, put the rate at \$3.30 which was a 10% reduction from \$3.63 that Consumers. Hudson is still at \$3.30; Nashua, they are least \$1.80 or \$1.90 so that ratio is getting much closer. Litchfield is well over where Hudson is now, around the \$4.00 range. Selectman Jasper said the town is still more expensive than Pennichuck. Mr. Malizia said when the town took over the utility, they had about 4,000 customers. Now, they have 6,000 customers. He looks at it every budget season with care and anticipates they probably would be looking at a rate increase, if at all, when they do the next round of capital improvements. That would be this end of town to the tune of \$2 million and will probably have to do a bond. They could minimize that amount of bond by using some of the monies either in surplus or capital reserve funds. They could break this down between a couple of different projects. At that point, they may be looking at a rate increase, but they'd be able to disclose that and talk about that because they'd be putting a bond on the warrant. Whether they are a water user or not, everybody gets to vote on a bond issue. If they didn't do any of that, at the rate they are going and with the reserves they are building up, the surplus they've got and control of expenses, he's not seeing a rate increase that he could project. Every year, the bond interest goes down and that covers those other chemical increase costs, like Pennichuck costs, the utilities they have to pay for like natural gas and electricity. That's all balanced out. An increase would be only if they did a large capital project, and there would be fair warning to alert people of what they are contemplating. It might add five cents to the rate or 2%; he didn't know.

Chairman Coutu asked if they used cameras in the water pipes. Mr. Rider said not usually. The easiest way to determine the condition inside the pipe is to run flow and pressure tests at two different points in the system and calculate what the loss between the two. That would be the first step, to do some flow tests throughout the town, to determine which pipes have a high roughness factor.

Chairman Coutu said they might want to become a little more aggressive with this program. He recalled that there was a problem in a neighborhood behind T-Bones. Last year, they had some problems there and if they can identify an area where there's a known problem, they can have something in place where they can run a test to see if it's an isolated case or a structural problem throughout that whole system in that neighborhood. It's susceptible to flooding down there very easily because of the underflow through T-Bones and down the back. There may be others that can be identified, but that one became evident because the pipe let go. Mr. Webster said they've had other breaks down there, too. It's an old, cast iron line.

Selectman Maddox said Billerica just found an old 100-year old wooden water pipe. Selectman Nadeau said there is a sample of one at the Hills House. Selectman Maddox asked about collections for the water utility. It's something they need to look at. He has a copy of the policy as it sits today, courtesy of Selectman Massey. This is something that needs to be looked at sooner rather than later. The policy should be posted on the web site so everybody clearly understands what the policy is for collection and shutoff. Some of it disturbed him. "The clerk *may* review." It should be a policy of every month on the 15<sup>th</sup>, or whatever is set up, they *do* review. What causes a review? When he read it, you could drive a truck through all of the fuzziness of it. As long as they are being fair and consistent, but the policy didn't look like it. They need to deal fairly and equitably across the board. The document he saw didn't say bad things, it just left a lot of areas of grayness. Chairman Coutu agreed that there were some areas of ambiguity. Selectman Maddox said there were a lot of 'mays' and 'shoulds.' They are doing much better now with a clerk trying to follow up on things, but in fairness, it needs to be posted and reviewed for definitiveness.

Chairman Coutu said in a situation he was aware of, in which Selectman Massey interceded, they have to show some compassion in dealing with shutoffs because sometimes there are mitigating circumstances. It's nice to close all the loopholes, but at the same time, they have to be aware that there would be mitigating circumstances that prevent a person from being



able to pay and they might have to address that. He agreed. There should be a set policy and there was an awful lot of ambiguity in terms of what it said and what they could and might not be able to do or might be able to do.

Selectman Massey said in all fairness to the water utility clerks, they bend over backwards to work with the users. Secondly, they give every person who has got a payment problem an opportunity to come in and work out a payment plan. They even consider the ability to pay as part of that and if it's going to be a problem, there are ways that can be addressed. He didn't think they've arbitrarily with anybody turned their water off. The situation Chairman Coutu was talking about was a second time, and in that instance, the person did come in, they did make a payment plan and proceeded to miss every payment. The only reason it took so long to turn their water off was because they do have compassion. Once November 1 comes around, they don't think about turning someone's water off for non-payment until April of the following year. In that case, that individual went another six months without making any payments, even though they had promised that they were going to make payments. In general, the clerks are doing a good job, but agreed the policy should be looked at, and if there are some ambiguities, remove them, if possible. Otherwise, they get into an area of fairness.

Selectman Maddox said as a follow up, he was also talking, and he wasn't talking about that, just when he got a copy of what the regs were, how people could have a \$16,000 water bill in a residential, how it ever got that high. Part of that needs to be, if your average over a quarter is \$88, when you go a year and a half's worth, you need to be... how it could get up to big numbers is what he didn't understand. Either they slipped through the 'may look at,' whatever, that's the picture he was looking at, also. Mr. Rider said up until recently, the town didn't have a shutoff policy. Only within the last year, year and a half they've actually aggressively started pursuing some of these old accounts and that is a possible answer. There is an actual statute of limitations on how far back they can go and there were several accounts where they could not go back and collect all of the money because the statute of limitations had expired. Some of this is stuff that's been building up year after year after year.

Selectman Massey said the shutoff policy was approved by the Board of Selectmen in March of '08. Prior to that, they did not have the ability to shut off a customer. However, it's still important not to have any of those going forward. If they are there today, they should be isolated and taken care of, rather than letting them push forward.

Chairman Coutu said Leo serves as chairman on a couple of committees, and as Chairman of the Board of Selectmen, he was negligent in saying this, but as the Sewer Utility's liaison, he wanted to express to both the Sewer Utility and the Water Utility, on behalf of the Selectmen, sincere appreciation for the amount of time and effort they contribute to the town in serving on these boards, for no pay. It includes travel, times when they have to go out, times when they have to research things, and the Board truly appreciates it. A small token of appreciation is shown through the efforts of Selectman Massey and the ice cream social. The Board sincerely feels that it goes beyond that. Leo has demonstrated his willingness to serve the community gratis and the Selectmen sincerely appreciate it. That goes to any member of any board; if the Selectmen haven't said it enough, he was expressing it again. They certainly appreciate all they do for the town. This has been one of the best workshops he's seen since he has been a member of the Board. He thanked Selectman Maddox for recommending it and hoped they could continue to have healthy, on-going discussions in the future. When committees are called before the Board of Selectmen, they don't need to be prepared; it comes naturally. The Selectmen just want the citizens to know that things are under control and they are going in the right direction and in these tough times, that's good news for people to hear.

Chairman Coutu declared a 10 minute recess at 8:50 p.m.

## 6. Old Business

### RFP for Real Estate Services (Ferry Street Properties)

Town Administrator Steve Malizia said they tried to auction off these properties, but the Board did not feel they received an acceptable offer, so at the meeting of May 12, the Board asked him to put together a package for realtors to bid on marketing the properties. Assistant Assessor Jim Michaud helped with the language, and it will be direct mailed, put on the town's web page, the Chamber of Commerce web page, Cable TV and HLN, which should reach the target market, which is a licensed real estate professional in the southern NH area. They will be looking for a commission rate, marketing plan and how much effort they are willing to expend.

*Motion by Selectman Jasper, seconded by Selectman Massey, to approve the Request for Proposals for Real Estate Services for the purpose of selling the two town-owned properties located at 47 and 49 Ferry Street.*

Selectman Massey suggested changing the word property to properties in the second and third paragraphs. Mr. Malizia thanked him and said he'd make that correction.

Selectman Maddox asked if people could look at the properties. Mr. Malizia said yes, arranged through his office. He assumed they'd like to do that so they'd know what they are marketing.

*Vote: Motion carried 5-0.*

## 7. Other Business/Remarks by the Selectmen

Selectman Jasper said last Thursday the Benson's Committee and elected Ken Dickinson as the Chairman, one of the two former members, so that helps in terms of continuity. They are going to be meeting next Thursday at 7:00 p.m. and Curt Laffin will be giving the new committee the presentation he gave to the old committee, but more importantly, it will be televised and it

will be the basis for the subcommittees that the committee will be looking to populate with interested parties to begin to really develop a more thorough plan. He hasn't been here since he took the walk with Mr. Pearson, looking at what needed to be done. He's been working with him and talking to the committee about getting proposals for the Board's consideration for taking care of the buildings that are out there because in a couple of cases, the roofs are in very bad shape and in a couple of other cases, the park will not be able to be opened until they deal with those buildings, so they need to get some pricing in and it's running up against time. In talking with Steve, they've talked about the fact that if they have something in place, they will be able to use the money, even though it will go over to the next fiscal year. He didn't know how much they have to have done to make that happen, but right now, that's in the hands of the Town Administrator and Assistant Town Administrator to get RFP's out there for the roofs.

Chairman Coutu asked if it was necessary to have an RFP in place, or go beyond that in order to encumber the money before June 30<sup>th</sup>. Mr. Malizia said if they want to carry the money forward, the money, about \$140,000, that was appropriated six years ago, called lapsing funds, they need to have a PO to somebody. They also have two other buckets of money. One was the actual original appropriation to buy the land because that also allows them to do fixes. The other is the Shepherd's Hill money. Chairman Coutu said if the \$140,000 was lapsing, he'd like to not lose it. He asked what would happen if they didn't use it. Mr. Malizia said it'd go to surplus.

Selectman Jasper they need a lot of money to get going and there won't be any other monies available. He impressed on Mr. Pearson that it's too bad they've waited this long, but it is what it is and they really need to get some proposals out there and back quickly for at least a couple of those roofs, if they can't do all of them. For the most part, it's fairly simple and straightforward. They may need to pick and choose and get something going ASAP. Otherwise, they will have the use of the other monies they have which won't allow them to have much money going forward for the next 13 months.

Chairman Coutu asked the Assistant Town Administrator to give them a status of where they were with regards to getting... are they against the time now, or is it too late? They've got four weeks, at best. Mr. Pearson said he and Selectman Jasper went to the site and they have a list of what they think are the priorities. He's also met with the Town Administrator and they've looked over the books, what the scope of the work is. It's really just putting pen to paper and getting it out there. They've been up against it with some other projects and other time lines right now that will come up on other agendas. They are trying to get to the point of putting pen to paper to do the RFP's. They can just make it a higher priority, at this point.

Selectman Massey suggested contacting X number of roofing companies, asking for an estimate of what they think it would take to do the work by the Thursday before the meeting on the 26<sup>th</sup> because if they do that, they can award the contract on the 26<sup>th</sup> and if they award the contract, that's the same thing as being able to encumber it. They could have the PO ready go for signature that night. Selectman Jasper said they could go out to a newspaper to advertise, but they'd need the RFP's so everybody is giving them a quote based on the same information. Mr. Pearson could probably call a half dozen contractors, telling them there was going to be a site visit on a certain date. They are probably too late to put it in the paper, but they need to put together a scope of work, call at least six roof contractors, have them come out and give estimates so they will be able to pick and choose and see what they want to do. They'll have the information and go as far as they can, at that point. The A-frame itself is still solid, but it needs to be roofed. The part that was the store needs to be taken off so it's just an A-frame.

Selectman Massey asked what A-frame; they were talking about only three buildings. Selectman Jasper said they were talking about the buildings on site. Selectman Massey said no, they were talking about three buildings—the barn... Selectman Jasper said the committee was going to bring forward information to the Board so it can make a decision. Selectman Massey said the decision has already been made. Selectman Jasper said no, they didn't. (Talking over each other.) Selectman Massey said they are obligated to do only three buildings. Selectman Jasper said yes, they are only obligated, but they have other structures on site and the Board hasn't decided what they are going to do. They will be bringing RFP's to see what the cost is. They could look at the cost and say the gorilla cage was going. Nobody has made that decision. The committee is making recommendations. Nobody has made a decision on the elephant barn. All that's been decided is they have three buildings that they have to—the train station, the office building and Haselton Barn that have to be done in a certain way. The other buildings are at the option of the Board, and the Board of Selectmen originally, not this Board, but the Board he served on, in the talks with the state, kept the other buildings because they felt they should be kept. All they are going to do is bring in a contract with a price for the Board to look at and the Board can then say no, give us a demolition contract instead. They can do that at the same time. The buildings are there because they decided not to tear them down. All the Benson's Committee members wanted to keep those three buildings; they just have no obligation to do them in any certain manner. They have a need to look at the cost of tearing them down versus keeping them, and that's all they are going to do.

Selectman Maddox asked, if this lapses, if it goes back to the taxpayers. Mr. Malizia said it goes to surplus, and then the Board can make any decision they want because the Selectmen vote on the amount of surplus they want to use. Selectman Maddox said it's not like a federal grant they are losing. It's the taxpayers' money, whether it goes back to them in a reduced rate or it's kept in surplus. It's not lost. They are acting in haste in a blind rage, here. He thought the only buildings they were going to have to maintain are the three they agreed to, that the Board agreed to maintain as part of the state signing over the property to the town. He didn't see why they would want... if they are being vandalized on a regular basis, rehabbing them seems to be money poorly spent. He didn't see how they are going to be able to call six roofers, or whatever they are going to do. It needs to be put in the paper like they do with every other bid. If they call six and the seventh guy says he wasn't called, they are setting themselves up for another adventure.

Selectman Jasper said the decision was never made those buildings were going to be torn down. They talked about their obligation to absolutely keep three and then evaluate the other ones. That's what they are in the process of doing. They can

always say the seventh one was out there. They can put it in the paper and say they didn't look at the paper that day. The point is the people of Hudson want this project. They've been waiting all these years. Yes, they should have gotten out there quicker on the roofs, but the people of Hudson appropriated this money for this purpose, so it's not a question of if it should go back to the taxpayers. They know they are going to have to spend it on the property. They can't open that park with the buildings in that condition. They have to make a decision to tear them down, and in the case of the elephant barn, that would be a *huge* mistake. There are a lot of wonderful features on that. There is some use for that building. It's not expensive in the grand scheme of things to maintain that building. If it came to that, they could probably get volunteers to do the roofs on the elephant barn and the gorilla cage. All he was asking tonight was to look at the cost to see if they could do this. The Board can reject anything Mark comes back with, but if they've gone this far and now the Board is going to decide the money is going back into the bank and not do anything, they might just as well fold up their tents because the Benson's Committee will be on no use, and he is of no value to the Board on the Benson's Committee. If they can't even make recommendations, there's no point.

Chairman Coutu said he understood Selectman Jasper's passion. In the grand scheme of things, the Board is going to rely on the Benson's Committee and the Master Plan. No one was suggesting that they should circumvent that, but he, too, was on Cloud Nine with Selectmen Maddox and Massey if he were to tell him other than what they pointed out; they have a primary obligation to the three buildings. That's a primary obligation. They are not negating the fact that maybe there are some other salvageable buildings there. He thought the RFP proposal they are putting together was to maintain the integrity of the three buildings first, because that should be the primary concern, since they are mentioned in the deed and what was agreed to.

Selectman Jasper said the train station has nothing to do with this because it's a separate grant, and they never looked at that. If the Board is not willing to at least look at numbers, all the buildings included, then he's not wasting any more of his time. If they are telling him they won't even look at the numbers, he's just wasting his time.

Selectman Massey said the issue is they've got between June 2 and June 26 to let a contract. If they take the time to do all of those buildings, they probably can't get the RFP together. Selectman Jasper said he's been out there twice. Most of these are really simple. Selectman Massey asked Mr. Pearson if he was able to put together an RFP for all of the buildings that Selectmen Jasper is talking about. They have to have a price for each of the buildings so they can stop spending money when they don't have any left. He asked if that could be done in time to award a contract on June 26. Mr. Pearson said yes. Selectman Massey said then he was satisfied and didn't care how many building were on it.

Selectman Nadeau said there was some damage to some of the buildings and they caught some of the people who were doing it. He asked if the town has been made whole for the damage done. Mr. Malizia said he wasn't aware of any restitution. Mr. Pearson said he heard a conversation, if it's the same incident, that happened when the state still owned the property and they did not prosecute the individuals. Selectman Jasper said that would be the incident. Selectman Nadeau said there was one recently. Mr. Pearson wasn't aware of any.

Chairman Coutu said he hates to be left out of the loop, especially on a piece of property that he has a passion about, that if something takes place the Chief of Police could advise them. Mr. Malizia said he's not certain it happened recently. Selectman Jasper said what happened at the gorilla cage happened last fall. (Talking over each other.) Chairman Coutu agreed with Selectman Maddox in that he'd have a difficult time having the Assistant Town Administrator pick up a phone book and try to find six contractors when there are probably 20 different contractors in town that are currently unemployed. Mr. Pearson said he'd rather do the RFP and post it in the HLN, the web site and various other sources. He did that with the Building Inspector's position that the Board approved and they did it radically and got it out to the news sources and posted it almost instantaneously, but there are deadlines with the HLN. He looked the calendar and thinks it is doable. That would eliminate picking up the phone book. He will make that a priority and accomplish that task.

Chairman Coutu asked who was going to go out and estimate what needs to be worked on. Selectman Jasper said they've done that. Mr. Pearson said he went out there with Selectman Jasper and he took notes, came back and reduced those notes and gave a copy back to Selectman Jasper. The amended version was given to Steve and that's what they were working towards, using that as the baseline for the RFP. They are well on their way. They visited, they identified and he knows the topography. He was out there again yesterday with Bill Oleksak and he's ready to put pen to paper. Chairman Coutu asked if staff was available for any potential bidder who wants to go out there and look at things first-hand. Mr. Malizia said they announce staff will be there from, for instance, 3:00 to 5:00 on a certain day, if anyone wants to show up for a tour, and that would be part of the RFP.

Mr. Pearson asked about advertising--where, which account. Mr. Malizia said it'd come out of the Benson's account.

Selectman Jasper said all along he wanted each one of these to be a separate contract because a small contractor may want to do only one, etc. The Board will have the ability to award multiple contracts. Maybe some contractors will bid on all of them, but it will be a component price so whatever they see will be based on a per building bid. Chairman Coutu say they will have the bids and will deal with them accordingly. Part of the meeting with the contractors will be to specify they can bid on one or all or two or three.

Selectman Maddox thought the issue was security, the safety, the fences and trails. None of that is being done. Mr. Malizia said the trails are being done. Selectman Maddox asked if all of that was going to be paved and fences repaired and all of that. Not knowing the scope of worked out with Mr. Pearson, he was trying to guess where they were going. He didn't want to put roofs on buildings they have no use for, but still can't open the park.

Chairman Coutu didn't know if Selectman Maddox has been left out of the loop, but he's been getting his e-mails... (talking over each other). Selectman Jasper said they apparently need new e-mail addresses because when Mr. Desrosiers was sending e-mails, he was hitting 'reply all,' but Selectman Maddox's kept getting bounced back. Selectman Massey said they all need to be inside the hudsonnh.gov e-mail system. Selectman Jasper said he didn't want to because he already has two e-mail accounts and that's all he is going to have. They won't get him to check a third one. Selectman Massey said the first time he gets subpoenaed to have his personal computer vetted will be the time he realizes he would want to be inside for town government business. As long as he is using his personal computer for town business, it's part... Selectman Jasper said he copies Priscilla and there's no case where any town official has ever had their personal computer... you have to reveal what they are... they are not coming into his house and taking his computer. He'll take it out and smash it first. He copies Steve or Priscilla on everything that he does that has to do with the town. It's all on the up and up. Selectman Massey said he wasn't suggesting otherwise, but if they are all on the inside, he knows they are going to get their e-mails. Selectman Jasper said he wasn't going to have another e-mail account to check. He can't spend all day checking e-mail accounts. He has two and...

Selectman Maddox asked for a paper copy of whatever the list is. Selectman Jasper said the list wasn't on e-mail. Selectman Massey said he hasn't received any e-mail on Benson's. (Talking back and forth.) Selectman Jasper said nothing has been done that has led to any decisions. They have been discussions with Mr. Desrosiers and he read some of them.

Selectman Massey said he was in a quandary. Everybody is anxious to get into this park. They have an absolute obligation to make sure those three buildings are maintained at the state they were when they got them. They don't know what it's going to cost and operate this park. His concern is they may look at it and say gee, it doesn't cost that much money to rehab another one of the buildings, but the cost of maintenance may make this a wrong decision. Selectman Jasper said they can't rebuild a building afterwards. In response the Selectman Maddox, he said at this point, they have secured the park to a degree that the gates are locked and the areas where ATV's were coming in have been blocked with boulders. He needs to still go out and do a perimeter walk to determine how much more fencing they need to do. That needs to be done by the time they start working on any buildings so it becomes a much more secure facility. Some gates can be moved to other locations, but there are gaps in the fences and they'll have to decide what to do. The roofs are much more expensive than fencing and none of this work will start until after July 1. His next priority will be to start getting numbers to secure the perimeter that has fencing, probably around 90% of it is pretty good. That has to be done. If they have got gaps, people can get in there and vandalize, but one of the proposals they are looking at is for an electronic gate to allow access by police and fire to come in and do a regular patrol. They are also looking at eventually they are going to have to have some sort of on-site security, so they are going to be looking at the office building in terms of a caretaker's facility. These things have got to come along, but they've got to establish a committee system. Everything everyone has done will come back to this Board. Nickel One won't be spent without the Board's approval. If the Selectmen are going to second guess him at every single time, he didn't have the time or energy to do this. He won't have everything he does second-guessed in terms of even coming to the Board with information. If they are going to tell him they don't want the information, that they won't look at it, then he won't do it.

Selectman Maddox thought the priority was the Haselton Barn, which they *have* to maintain, so to spend a good portion of that \$140,000 that is going to lapse... he didn't see three other buildings beyond the three, which he thinks is a waste of money, but as a town, as a Board, they agreed to maintain those to a status of some photos-have they ever been done?-so why are they spending money on three buildings they... Selectman Jasper said they are *not* spending any money. Chairman Coutu gaveled Selectman Jasper, asking him to please not interrupt Selectman Maddox. Selectman Jasper apologized. Selectman Maddox said he was trying to get his hands around why they are racing to fix buildings that they *don't* have to maintain and letting the ones they have to maintain until after.

Selectman Jasper said that is not the case at all! When he and Mark looked at the Haselton Barn—and Mark has a lot of experience in building because he actually lives in a barn he reconstructed—and they looked at the roof. There are a couple of areas of the roof, that Mark suggested and he agreed, perhaps the thing to do is repairs to that roof temporarily because they have to put the cupola back on, and the cupola needs to be reconstructed. He had some thoughts on that, so it might, in fact, be a real problem and a waste of money to roof the building without the cupola on it. He is trying to give information. Starting next Thursday, they can watch the Benson's meeting and he won't have to repeat everything that happens. He was glad to bring the Board the information, but when they ask, "Why are you spending money?" his blood boils because nobody is spending a nickel without the Board of Selectmen's approval and all he is asking is to let them gather the information so they can be educated as to what it's going to cost and what it is they are looking to do, rather than just going on the attack. He didn't know what the Board thinks, so when he sits there and they say, "I thought we were only going to do this," that's not very helpful because the Board of Selectmen never voted to do that. The only vote the Board of Selectmen ever had on these buildings was to save all of the buildings that are there. He was on the site visit with the state. It was Lorraine Madison, Ann Seabury, Rhona Charbonneau and him they went out there and walked around with the state and said, "These are the buildings we want to save." The state has said, "These are the buildings you must save." There are two lists: what the Board of Selectmen said, what the Benson's Committee has built their Master Plan around and that's what he's doing, based on that. If the numbers come in and it's not feasible and they can't find volunteers to do it, then the buildings come down, but he's got to get the Board the information in order for them to make an informed decision, and, given that they have a limited number of funds and they know that this is going to be a costly project, they also know the voters have not been in a very generous mood, so they should use the funds they have available so that what they have doesn't fall further apart and become more expensive to do, but everything they have to do will get done, and they are getting that information.

Selectman Massey said he thought he saw what the disconnect was, and for that they all bear some responsibility. The disconnect is that, had they known what the plan was and are being told these are the things they now want to do to meet that plan, it would have made sense, but coming in a vacuum and saying we're going to do all these buildings, it doesn't involve the

big picture in it. From the beginning, he has said they had to have the plan before they did anything. The reason why the state put the three buildings in there as the ones they were going to have is the town held out those were the only ones they wanted to be held accountable for. That's the reason those three buildings are in there. They were given the option on two other buildings, one being the Old Woman in the Shoe and the other being the gorilla cage, but they were not mandated to do anything with them. The disconnect is, they were all operating under the assumption that the priority was to get those three buildings into a state where they would be able to be maintained and everything else would follow from that. He didn't have a problem looking at all of the buildings to see what they are going to cost. He will be able to make a decision on whether to spend money on the Haselton Barn, the Office and the Depot because they have an obligation to do that. It's going to be hard to make a decision on whether to spend money on the other buildings, not knowing how they fit in the grand scheme of things and that's all he's trying to indicate. They may not want to spend the money even though the cost is not very much because the long term cost may be what they are committing the town to and that's where the operations and maintenance plan comes into play—the cost to maintain the park on an ongoing basis. Because of the disconnect, he's willing to recognize they should look at this as a cost, but going forward, it shouldn't have come as a surprise to any of them that this proposal is coming in. Yes, no money will be spent unless the Board authorizes it, but the problem is when you're faced with a project to spend money on, and they haven't even had a discussion on whether or not they should be doing it, it's kind of hard to say no to a committee that's going to be putting their passion into it.

Selectman Jasper said the plan is there. The state spent tens of thousands of dollars working with the town. It's the Benson's Master Plan. It's in there. The buildings are all in there. They're all there. He was surprised that Selectman Massey was surprised because what they agreed to with the state and what the state insisted on was these three buildings had to be maintained to a certain standard and they didn't care what the town did with the other buildings. That was just as clear as could be. They could paint them purple and they could cover them in bubble wrap, if they wanted to. They didn't care, OK? Nobody ever said the day the town owned that they're getting an excavator and tearing down the three buildings. Not one person ever uttered that. Because he's been with this for the long haul, he understood all that. He's sorry if the rest of them didn't understand that, but his blood boiled when 'he' said, "Where's the plan?" He thought, "Oh, my God, if the town ever had a plan for anything in it's history, it's the Benson's, because it's a nice, glossy plan that thick with details going into the millions." Please don't ever say, when it comes to Benson's, "Where's the plan?" Selectman Massey said the plan is six years old.

Selectman Maddox said it is a nice plan and they saw it at CIP one year—it's \$7 million. He agreed with Selectman Massey. Until they know what it's going to cost to maintain... he thought the focus was going to be on the buildings they must maintain. The other ones, in his personal opinion, let them stay the way they are right now. That's his personal opinion. Fix the ones they are committed to maintain. Have they done the video recording that they asked to have done? Racing to get buildings repaired with no use... he knows they are in the Master Plan, but he still hears \$7 million. It's getting harder for him to vote on this.

Chairman Coutu asked about the video recording project. Mr. Malizia said it was in process. Selectman Massey asked what that meant. Mr. Malizia said Ms. Sasser is documenting the buildings for the town.

Chairman Coutu said he wanted to make something clear. Selectman Jasper was going to meet with the Benson's Committee and they were going to come back to the Board of Selectmen with a recommendation. The Board of Selectmen reserves the right to turn it down, to vote for part of it, to eliminate certain buildings—by majority vote, the Board will establish what the priorities are if, in fact, they want to spend the money. He hoped that Selectman Jasper would appreciate the concerns that the Board has expressed and that if he recommends the entire package and the Board, after looking at the bid process, realizes they can't afford to do all of them, they are going to identify what those are, and he hoped Selectman Jasper wouldn't come in with an attitude that, "well you got to do them all." The Board will listen attentively to the presentation. They pretty much agreed that they will entertain Selectman Jasper bringing in all the buildings. He understands the logic of doing that, but they may find that it is cost prohibitive. The Board reserves the right to make the decision intelligently, but it might not agree with Selectman Jasper—but they will listen to the plan.

Selectman Jasper said that was fine, but he wanted them to understand that until the buildings are dealt with, the park cannot be opened to the public. Chairman Coutu agreed, saying they said all along security was a priority; those buildings need to be secured. Selectman Jasper said it's not a matter of security, it's a matter of safety. A couple buildings have sections in a state of collapse that have to be dealt with. Others are attractive nuisances. He understood what the Chairman was saying, and he didn't disagree. What he would ask is if the Board says, "Alright, we're not going to spend the money on this building, this building or this building," that they then give the Benson's Committee, if they desire, the opportunity to attempt to get qualified volunteers to do the work that needs to be done and come back with a proposal for volunteer work. At that point, perhaps the Board would agree to supply materials, but not the labor, because in the cases of all of them, the materials are going to be less than the cost of demolition. He didn't know if it could be done. They're going to spend years and years and years in there with volunteers. The invasive plants and things in there that need to be done are going to be years and years and years. He'll probably be long dead and buried before everything is done. There's a lot of volunteers that will do a lot of the things. At this point, having people doing roofing isn't his favorite volunteer thing to do, but it is an option. He happens to think keeping the gorilla cage in its proper form is one of the few things you look at and say, "This was Benson's." The elephant barn, which was also the lions' is also one of those. The A-frame building is just a beautiful structure by itself and needs a roof. That may not be possible or viable to save under any circumstances. He'd like to because it can really be a center of attraction when fully restored to what it was. It had the later addition, which is now collapsed. He just wants to be able to explore all of those options, see what they can do, and not rush to judgment—it's too expensive, the bulldozer is coming in tomorrow.

Chairman Jasper said it's not just about Selectmen Jasper; it's about the committee. Selectman Jasper said the committee has decided. This is a committee decision. He was speaking on behalf of the committee. He will have the whole committee here

the night they (talking over each other). He didn't want this to be about him. Chairman Coutu said they want to make an intelligent decision based on the information that is provided to them and he hoped the committee would respect the judgment call that the Board makes, based on the information provided to them.

Mr. Pearson said the Highway Department has been in there on a daily basis, cutting back the brush. They've discovered some fences and installed new locks around the perimeter. He didn't want people to think no one has been doing anything; it has been an on-going project. Now they can travel down a lot of the corridors to get to the different locations, so things are opening up, which will also help with estimates. If he is going to send out RFP's for the buildings, the only cost will be the advertising and the time to do that, and if he has all the contractors there, it makes sense to travel around to all the buildings and get estimates for all of them so they can bring back all of the information to the Board so they can make an informed decision. They will have real numbers before them, instead of trying to figure out tonight what the dollars and cents are. The Board will be able to make a better judgment when they have the hard numbers before them. He guessed that with a lot of the out buildings, just to do the roofing is not going to be as expensive as doing the three projects up front. The dollars are going to be very short and it will be a judgment decision the Board will have to make. They are working towards it and have a lot of work to do, getting the RFP's together, but he will accomplish this in time for the Board to encumber the money.

Selectman Massey said he didn't want to be in the position where he has to take the low bid on any of these projects. In today's market, they are going to get everybody who thinks they can do this work to bid on it. There have to be some minimum qualifications attached to these people, but he didn't know how that would be done.

Selectman Jasper said any qualified bidder is going to have a portfolio with references, probably pictures, showing jobs they have done. They are going to have certificates of insurance, which will be necessary for them to have, Workers Comp and all of that. Any John, Dick or Harry isn't going to be able to come in with a ladder and roofing gun and put in a bid.

Selectman Maddox said he was even more confused after listening to Mr. Pearson's remarks; Mr. Pearson indicated the out buildings would be short money. If it costs \$35,000 to do the out buildings, what happens to the rest of the \$105,000? Mr. Malizia said what isn't spent goes into surplus. Selectman Maddox asked why they were putting their effort into getting monies, the big dollars fixed on some of the buildings they have to, or are they going to be included in this?

Selectman Jasper said all of the buildings are included—Haselton Barn (talking over each other) Office building, but not the tile. They wouldn't want to put the tile on the roof until they are really secure in that facility and it's going to be a job where the tile is a lot more difficult to get. There's terra cotta tile, essentially the same that's on the library. They salvaged as much as they could. Some of it was vandalized while it was in the building, but much was vandalized on the roof. That roof is secure right now, so they didn't go there because that's a bigger scope of work. They've gone to the things they can put together quickly. They can't get the numbers on the cupola by June 26. If they couldn't get the numbers, they didn't go there. The focused on the things they could look at to see what needed to be done, to get a price for that. Making the building weather tight from the sky, if not from the sides, made the most sense.

Mr. Pearson said the reason he differentiated between the two were is there are some structural issues with the Haselton Barn. They will have to fix the structural issues before they roof it. The major expenses are on the three major structures, but the out buildings don't have structural issues. Those just have to be stripped off and reroofed.

**Selectman Massey** said the VFW has very generously donated a flag depository box next to the side entrance of Town Hall (Chase Street side). If anyone has an old flag that is no longer serviceable, they can bring it there and put it into the box and the VFW will dispose of it properly.

**Selectman Maddox** said the Board of Selectmen is a very small group and he was saddened to hear about a former Selectman, Rhona Charbonneau and her distress. On behalf of the town and the Board, he wished her the best.

**Selectman Nadeau** said the Friends of Music Chili Festival is this weekend at the Hills House. There is also the Fishing Derby at the Fish and Game.

He attended the ZBA meeting the other night and they passed the moving in of the sidewalks to meet the new criteria for the 102 project from Megan Drive to Evergreen. A couple of people were there who were interested with the swales and stuff they had to build, so that was a good meeting.

The Scholarship Dinner for Alvirne Seniors will be at the Community Center, catered by the Lions Club, next week.

**Selectman Coutu** said the Board of Selectmen had discussed about having the land use boards be invited to come to the Board of Selectmen and be invited by phone or by sending them a letter, but the Board didn't come to a consensus or vote on how they wanted that to be done. Selectman Massey thought they were going to have the chairmen from the three boards and they would just have a discussion on what was appropriate behavior.

*Motion by Selectman Massey to ask the three chairmen of the land use boards to come and have a discussion of appropriate conduct for those board, seconded by Selectman Jasper.*

Selectman Maddox said they heard this evening from the Water Utility and Sewer Utility they didn't really know why they were invited. If they are going to invite the land use board chairmen, they need a little more information so they will be prepared.

There were some comments made at a Planning Board or ZBA meeting. At least make them aware of what the Board of Selectmen will be looking at. Maybe a copy of the minutes from the Selectmen's meeting, so they know why they are coming in because, obviously, that wasn't communicated to the two committees before them tonight.

Selectman Jasper said while he didn't totally disagree, but if they are inviting them in so they can explain what is appropriate conduct, he didn't think there was anything for them to prepare for because he didn't intend to have a running debate with them. The Board of Selectmen is the appointing authority of those board members, so the Selectmen would be telling them that this will be part of the criteria which future appointments will be based on and people who violate the standards could expect not to receive a positive recommendation from the Selectmen if they violate the standard they set up.

Vote: Motion carried 5-0.

►Chairman Coutu said regarding former Selectman and County Commissioner Charbonneau, she underwent surgery yesterday, a nine hour operation and is still in critical condition. He was praying for her daily and hoped everyone keeps her in their thoughts and prayers.

►At the last Selectmen's meeting, he was remiss and decided he'd bring it up tonight. Most of them are aware that he wrote a letter to the editor, suggesting that the editor might want to apologize for the cartoon that appeared in the paper, which implied that any bum could be an Administrative Assistant to the Board of Selectmen. He took the newspaper to task and he stands behind that letter. The editor will, perhaps, not apologize, but they are looking forward to bringing on a new Executive Assistant to the Board of Selectmen. He took exception to it and he didn't like to see positions or employees that work for the town to be subjected to any cartoon or anything that is derogatory about the nature of their work. The Selectmen represent the citizens of the town; they are elected to represent them and are answerable to the voters. The five of them are intelligent enough to ascertain whether or not the employees that work for them are doing their job and in a manner and fashion they are expected to do. They are certainly going to take whatever appropriate action is necessary by whatever means they need to, based on some of the contracts they have, to be rid of themselves of people who don't produce, but are certainly not creating jobs or filling jobs they feel are not necessary. He feels very strongly about his position with regards to what the Executive Secretary to the Board of Selectmen has committed herself to doing in the past many years of service to this community. She has done an outstanding job; she has been very loyal to the Board of Selectmen throughout the years and he respected that. She is a woman who is leaving his position without wanting to have any fanfare and she was subjected to this ridicule and he was sorry it happened to her. He didn't want the people who applied for the position to think they are just going to pick any bum off the street for this job. They are going to be very careful in the selection process and if they are not satisfied with the in-house applicants, they will take Selectman Maddox up on his suggestion and take it beyond that, if it becomes necessary. He'd like to think they have qualified people in-house for the position.

Selectman Jasper thanked Chairman Coutu for his letter to the editor. He wholeheartedly endorsed the sentiments it contained and he also endorsed the comments the Chairman just made.

**8. Nonpublic Session**

Motion to enter nonpublic session under 91-A:3 II (d) Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community carried 5-0 by roll call vote.

Nonpublic session was entered into at 10:05 p.m., thus ending the televised portion of the meeting. Any votes taken upon exiting nonpublic session will be listed on the Board's next agenda.

**9. Adjournment**

Motion by to adjourn at 10:16 p.m. by Selectman Massey, seconded by Selectman Maddox, carried 5-0.

Recorded by HGTV and transcribed by Priscilla Boisvert, Executive Assistant.

**HUDSON BOARD OF SELECTMEN**

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Roger E. Coutu, Chairman

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Kenneth J. Massey, Vice-Chairman

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Shawn N. Jasper, Selectman

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Richard J. Maddox, Vice-Chairman

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Benjamin J. Nadeau, Chairman