



## HUDSON, NEW HAMPSHIRE BOARD OF SELECTMEN

### Minutes of the February 10, 2026 Board of Selectmen Meeting

#### 7:00 PM

Board of Selectmen Meeting Room, Town Hall

**\*Non-Public Session pursuant to RSA 91-A:3, (a), (b) & (c) beginning at 6:00 p.m.**  
Regular meeting will begin immediately after Non-Public Session

1. **CALL TO ORDER** – by Chairman Dumont the meeting of February 10, 2026 at 7:03 p.m. in the Selectmen Meeting Room at Town Hall.

Chairman Dumont: I'm going to call the order of the meeting of February 10, 2026, at 7:03 p.m. in the Selected Meeting Room at Town Hall. All motions made tonight before the regular scheduled meeting in our non-public session will be read into the record at the end of this meeting.

2. **PLEDGE OF ALLEGIANCE** – Selectman Morin.

3. **ATTENDANCE**

**Board of Selectmen:** Dillon Dumont, Bob Guessferd, Dave Morin, Xen Vurgaropoulos and Heidi Jakoby.

**Staff/Others:** Town Administrator – Roy Sorenson; Police Chief – David Cayot; Fire Chief – Scott Tice; Director of Development Services – Elvis Dhima; Director of Community Media – Mike Johnson; Executive Assistant – Lorrie Weissgarber.

4. **PUBLIC INPUT** – None.

5. **RECOGNITIONS, NOMINATIONS & APPOINTMENTS**

Chairman Dumont: Next up, we have Recognitions, Nominations, and Appointments. We do have two appointments in the agenda tonight.

A. **Recognitions** – None

B. **Nominations** – None

C. **Appointments**

- 1) Benson Park Advisory Committee – Evan Maloney, member request

- One (1) member vacancy to expire April 2028
- One (1) member vacancy to expire April 2026

Chairman Dumont: We'll start with Benson Park Advisory Committee of Ellen Maloney. She came before us at the previous meeting. Any questions, comments, motions?

Selectman Jakoby made a motion, seconded by Selectman Vurgaropoulos, to appoint Evan Maloney as a member to the Benson Park Advisory Committee with a term to expire April 2028. Motion carried, 5-0.

- 2) Benson Park Advisory Committee – Ellen Griffin, member request

- One (1) member vacancy to expire April 2028
- One (1) member vacancy to expire April 2026

Chairman Dumont: Next up, we have Benson Park Advisory Committee for Ellen Griffin. Again, she was here last week. I will note that the member vacancy is set to expire on April 26. Obviously, she will have to refile for that, but that is the accurate date for that position.

Selectman Jakoby made a motion, seconded by Selectman Vurgaropoulos, to appoint Ellen Griffin as a member to the Benson Park Advisory Committee with a term to expire April 2026. Motion carried, 5-0.

## 6. **CONSENT ITEMS**

Chairman Dumont: Next up, we have our Consent Items. Does any board member wish to remove any item for separate consideration?

Selectman Guessferd made a motion, seconded by Selectman Morin, to approve Consent Items 6A-G. Motion carried, 5-0.

### A. **Assessing Items**

- 1) Supplemental Property Tax Bill – 12 Groves Road
- 2) Supplemental Property Tax Bill – 11 Gabrielle Drive
- 3) Supplemental Property Tax Bill – 20 Boyd Road
- 4) Current Use Lien Releases
- 5) Certification of Yield Taxes Assessed/Timber Warrant

### B. **Water/Sewer Items – None**

### C. **Licenses & Permits & Policies**

- 1) Pole License – Ferry Street
- 2) Pole License – Tracy Lane
- 3) Pole License – Gowing Road

### D. **Donations – None**

### E. **Acceptance of Minutes**

- 1) January 27, 2026
- 2) January 31, 2026 Deliberative Session
- 3) January 31, 2026 Post Deliberative Session

### F. **Calendar**

02/10	7:00	Board of Selectmen	BOS Meeting Room
02/11	7:00	Planning Board	Buxton Meeting Room
<b>02/16    ** Town Hall Closed – President's Day**</b>			
02/17	7:00	Municipal Utility Cmte.	BOS Meeting Room
02/18	6:00	Library Trustees	Hudson Cable Access Center
02/19	7:00	Benson Park Advisory Cmte.	Hudson Cable Access Center
02/23	7:00	Sustainability Advisory Cmte.	Buxton Meeting Room
02/24	7:00	Board of Selectmen	BOS Meeting Room

### G. **Legal Services Agreement – Development Services/Informational**

## 7. **OLD BUSINESS**

Chairman Dumont: All right. Next up, we have Old Business. First up is the Hawker Peddler Vendor's License Update, and I will recognize Mr. Dhima.

### A. **Hawker/Peddler and Vendors Licenses Update – Development Services/Decision**

Elvis Dhima: Thank you, Mr. Chairman. Good evening, everyone. We've had public hearings about this matter. Trying to improve the process we already have in place. You have the latest and the greatest format in front of you. You'll see that you have red markings. That's basically based on the feedback from the first meeting. And you also have text in blue. The text in blue reflects to what we discussed on the second meeting. Some of the things that we talked about is having the Town Administrator sign on your behalf for short-term vendors so they don't have to wait for the Board to meet every two weeks. They can get the permit right away. That is basically under the license requirements on the first page. If you jump to the second page, under item 6, one of the things that came up was, can we please be clear about short-term vendors not being subject to the site plan requirements? That's being added to as item A. Applicants determined to be short-term vending by the zoning

administrator shall be exempt from this requirement. So that was one of the things that came up. And then additional information was added to item C further down. It basically states the Zoning Administrator shall determine if the applicant qualifies for seasonal vending or short-term vending based on determination. Basically, additional information to kind of clear it through different steps, even though it might be a little bit repetitive, to kind of clear it to everyone what we're trying to do. With that said, that was really the last piece that was discussed on last meeting. Changes were made based on the feedback by the Board. This is ready for approval if you wish to move forward tonight. I will take any questions you might have.

Chairman Dumont: Thank you, Mr. Dhima. I appreciate the changes in there. Do we have any questions or comments from the Board?

Selectman Jakoby: I just think this is really great because it gives it much more detail, and I think the redundancy is necessary for anyone who's reading the policy. So great work. I think it's excellent.

Elvis Dhima: Thank you. We don't like to repeat ourselves, but once in a while we need it. I don't know, as we get older, our eyesight gets bad, but in this case, I think it's good to kind of just reinforce what we're trying to do through this process. So, I think it's very clear at this time you don't need a lawyer to understand what we're trying to do.

Chairman Dumont: Perfect.

Selectman Morin made a motion, seconded by Selectman Jakoby, to approve the ordinance and license form, as recommended by the Development Services Department. Motion carried, 5-0.

Elvis Dhima: Thank you.

Chairman Dumont: Thank you, Mr. Dhima.

#### **B. Benson Dog Park – Administration/Discussion**

Roy Sorenson: All right, thank you, Mr. Chair. So, this is under old business, I'm going to say it's continued discussion from the January 27, 2026 BOS meeting. Basically, to take up the matter of what we foresee is a dog park at Benson Park, whether that exists now or was closed. We will take that up. I would say that the Board's consideration at this time, giving the situation at hand, I would offer you three choices, and I think these are the three choices that you can consider here tonight. You can continue it. You can take whatever action you want. The first one would be to officially close the area of Benson Park, which is operated as a dog park, and direct DPW to remove all items relative thereof, including the fence. Furthermore, restore the area to its natural state by placing loom and seed throughout. Number two, to officially open and operate a dog park as a town facility, in consideration thereof of the current area of Benson Park, thereby assuming all costs and responsibilities within the town budget under public works. Number three, to enter into an MOU with a nonprofit organization whose purpose is to partner with the town to support the safe operation, stewardship, and long-term sustainability of a dog park to be located at Benson Park. I think those are your three paths. I think the board should consider one of those, at which time I can effectuate whatever action you might take. So, you choose.

Chairman Dumont: And at this time, for information and obviously so the Board can make an appropriate decision, I would like to invite up Mr. Pollack to speak to the possibility of item number three. That Mr. Sorenson just laid out to us. Mr. Pollack?

Todd Pollack: Thank you. Good evening. My name is Todd Pollack, and I'm here on behalf of a group of Hudson residents and dog park users who have been working together to form Friends of Hudson Dog Park, Inc. Our goal is simple. It's partner with the town to reopen the dog park the right way, safely, responsibly, and with minimal burden on taxpayers. We want to begin by thanking the Board and town leadership for the time, guidance, and openness you have shown as we work toward a practical and sustainable path forward. We truly appreciate the willingness to engage in constructive dialogue about how this valued community asset might be restored. Since our recent discussions, we have continued building the foundation of the organization so we can be a dependable partner. Our focus is on safety for people and pets, clear accountability, and long-term stewardship. We are developing the governance practices, maintenance planning, and volunteer coordination to demonstrate that this responsibility will be taken seriously, not just in the short term but well into the future. In fact, when I learned

there could be up to a four-week delay in the state approval process, I personally drove to Concord this morning and paid the expedited filing fee so we could receive our documentation immediately and keep this effort moving forward without losing momentum. We now have our official certificate of existence from the state confirming that the Friends of Hudson Dog Park, Inc. is formally established and in good standing. We are also continuing our efforts to obtain appropriate liability coverage, including policies that would name the town as an additional insured. While the insurance market for off-leash dog parks is challenging, the process has helped us better understand the structure and financial commitments required, and we are committed to meeting those expectations. With this progress underway, we respectfully ask whether the Board might consider the possibility of an interim or conditional reopening of the dog park while the remaining elements are finalized. We understand there is still work to do, and we are moving forward as quickly and as responsibly as we can. Our intention is not to shortcut the process, but to show good faith and maintain momentum while continuing to coordinate closely with the town. Community interest in reopening is strong, and many residents stand ready to contribute time, energy, and resources immediately. If granted the opportunity, we would treat even a temporary reopening as both a privilege and a serious obligation. Above all, we remain committed to being allies to the town. We would greatly value your guidance on whether this approach could be workable and what safeguards or milestones you would want to see. Thank you for your consideration and for your service to Hudson. Any questions I can answer for you?

Chairman Dumont: Board members, do we have any questions for Mr. Pollack?

Selectman Vurgaropoulos: I just want to say thank you for taking the point on this. I know it was a big lift. I know it upset a lot of people when we closed it, but as I stated earlier, we want to make sure it gets done the right way so that we can all coexist and work together.

Todd Pollack: We want to do this in a positive manner. We want to get it done, and we're willing to do what is necessary at this point.

Selectman Vurgaropoulos: I appreciate that. Thank you.

Selectman Guessferd: Again, I want to say the same thing. Not only just getting it done, but getting it done as quickly as you did. We've seen last meeting and this meeting very, very – I think I mentioned it before, but you're putting your quote-unquote money where your mouth is, which is great. We get a lot of residents who make comments about things, but they don't come forward and actually do something about it. That's what is impressive about this. I do want to ask a question regarding liability. Right now, I don't think we're covered by liability. So, if we opened the park today, just saying, there's still the liability issue. So, what would have to occur, and what are the risks of opening the dog park before we get the insurance in place, you get the insurance in place, with us additional insurance? So, what would those risks be, and what kind of timing are we looking at?

Todd Pollack: That is a great question. We have solicited numerous quotes from numerous brokers at this point, and last week I spoke with Chairman Dumont. He has put me in touch with somebody who we feel is going to be extremely helpful and get this as soon as possible. I reached out to him this morning. I did not get a response to see, but the goal is to hopefully be able to have it very shortly. We can officially, now that we have our certificate from the state as a nonprofit, we can officially sign an insurance agreement as soon as possible.

Selectman Guessferd: And then once that happens, then I guess I would be hesitant to open the park again without that.

Todd Pollack: I understand that. And unfortunately, as far as I know, there hasn't been insurance coverage for about 12 years at this point.

Selectman Guessferd: Well, yeah, and we've been fortunate that there hasn't been anything that's come up. So now that we do know, obviously we support as fast as we can get these things done, but in the meantime, so hopefully it won't be very long. So, I couldn't support like tonight saying, okay, let's reopen it. Let's say let's reopen it as soon as we get that coverage.

Todd Pollack: What we are soliciting right now is a \$1 million, \$2 million policy and naming the town as an additional insured. And I was hoping that to expedite things, as I have over the last couple of weeks, you might be willing to approve the reopening conditional upon that policy being received such that if I can present it to the

Town Administrator, Mr. Sorenson, and he states that it is valid insurance, what have you, at that point, that you might be willing to issue the approval in advance. That's what I am hoping.

Chairman Dumont: And so, selectman Morin, first I will add, I think that that starts to go down towards the MOU, which I think a lot of things can be satisfied through that.

Selectman Morin: My concern is, and your people brought the concern of safety to us.

Todd Pollack: That wasn't our people, sir.

Selectman Morin: No, but it doesn't matter. Somebody said that the place was not safe.

Todd Pollack: I understand, and that puts you on notice. I agree.

Selectman Morin: I went and took a look at it, and I know what they were talking about. And with the snow cover now, you cannot see those hazards. That is my concern without any insurance. And where this has gotten out so much into the public, somebody can say, ha, no insurance, I'm going there. So, I personally won't vote to open it until we have an insurance policy in place. My second question is, do we have some type of written agreement in what it's going to entail between the town and the group? Before we have that, I want that signed too.

Chairman Dumont: Yeah, so just so everyone is aware, we do have a draft lease that lays out several stipulations that would need to be met. I will let Mr. Sorenson probably speak to the rest of it because he's more versed in that than I am.

Roy Sorenson: So, to satisfy, I guess, what the general spirit of this discussion is, which is the Friends of Benson Dog Park. Did I get that correct, Mr. Pollack?

Todd Pollack: Yeah, technically it's Friends of Benson Dog Park, Inc.

Roy Sorenson: I apologize. As well as the Board, if you opine on doing this, we would enter it to MOU. The MOU says each party agrees that we're going to take on this partnership. The onus is on them to get the insurance. I think Selectman Guessferd brought up a good point, both of you for that matter. We can't just say we trust you, we think you're going to come back with a great insurance policy, and in the meantime, we'll open it up. The MOU is just going to memorialize everything, the intent, the spirit of what we're talking about tonight. We do have a draft agreement for any nonprofit, for that matter, that once all of these things are in place, that would officially come back to the Board and be signed off on. Back to your point, if the MOU is in place and you come to my office with an insurance policy, I think that relieves the Board at that point to say, you know what, we can open it, and then we'll take official business at wherever that next meeting might be.

Chairman Dumont: And I would agree, and that's where I envision this going, that's where my support would lie with this. I think that so long as those are spelled out, and then that policy obviously is put in place to Mr. Pollack's point, through obviously our designee, Mr. Sorenson, I don't see why we wouldn't be able to do that. A lot of the issues are taken care of, with the understanding, and it would be laid out in that agreement, that there's other steps that will need to come after the fact. But the initial reopening, I don't see why we wouldn't be able to move towards that with the insurance coverage.

Todd Pollack: If I could just ask if you have a draft of an MOU, or at least I could review so that when it's ready we could.

Chairman Dumont: And what I would say to that point is, if this is the route that we want to go on, what I would ask of the Board is obviously Mr. Sorenson would draft that, you guys would be able to review that together. If the consensus is that that's where we want to go, upon favorable legal review on our end and favorable review on you, they could enact or allow me to sign off on that, and we could move forward for that. And then I don't know, sorry, I don't know who, I know I saw Selectman Jakoby out of the corner, but either one of you, I don't know who wants to go first.

Selectman Guessferd: You haven't spoken yet.

Selectman Jakoby: I want to also thank you for reaching out and also meeting with Chairman Dumont, myself, and Roy Sorenson and understanding the nature of where the town is sitting. I think it's vitally important that we

get that insurance in place. I think it's really important that we put forth the lease agreement to you to make sure that you and your Board of Directors agrees to those things. There might be things within that lease that you want to add to it as well, because we want both parties to be protected. So, I think that's an important document. And to fully go forward with that document puts releases, really let's go of any question. Everything is in writing, everything is legal, and we know what the future of the park looks like. So that's what my goal has always been from the day I started researching this, about six months ago or more. So, I think that's the key. I think the MOU today, I would be happy to make a motion to proceed with an MOU and to give the final lease has to come back here, though. But to have you draft that with the organization and to have that communication. We do generally have, as far as I know, we still have two meetings a month for the next couple of months. One is moved because of Election Day, right?

Chairman Dumont: Yes.

Selectman Jakoby: But you can see we have a two-week cycle. So, if we can catch that cycle, that's really the goal, is to catch that cycle. So, in two weeks, our next meeting, you know, if we can catch that, we can make this happen. That's about as fast as we can make it happen.

Todd Pollack: That would be great, and I appreciate it. I want to thank all of you for listening to what I had to say tonight. And if you have any questions, please feel free to reach out. Our goal has always been just to expedite this but to do it properly.

Selectman Guessferd: And again, you've done that well. The other thing I just want to publicly put out there is that one of the reasons why I am the way about this, and I think we all are feeling like we need to have something in place, the last time we did something like this was a private organization where there was a handshake and it was never consummated. It resulted in a lot of after-the-fact conflict and concerns and issues and things. So, it's going to be better for everybody, for both parties here, that we have something formal in place and not just a discussion that took place during a meeting. So, to me, without that, I would see this going down the same road, and I just don't want to go down that road again. And acknowledging the understanding that you're doing some really good things here.

Todd Pollack: And I just want to acknowledge that whether it's an MOU or a lease that goes into effect, we want to view the town as an ally in this. We want this to be mutually beneficial. We want the dog park to be an asset to the community, something that the town can be proud of and say, this is a nice feature of our town. Last month I brought photos of a dog park from Florida. I envision in the long term that we might have such a place, and it could really be something that we're all very proud of and work together to maintain and what have you.

Selectman Vurgaropoulos: Just a quick question. I think this is all great, and I really appreciate the hard work. My question was, are you going to solely operate on a donation basis, or are you going to implement some sort of membership?

Todd Pollack: It was my understanding that we cannot have a membership based on the agreement with which the town took the Benson Park land. So, it's going to be exclusively on donations, and for the first three months it's going to be a little tough because I just got the EIN today, so as of tomorrow, I'll be filing for the 501(c)(3). So, we can't take tax-deductible donations. So, we may have a GoFundMe, or there have been a few people in the community kind enough to reach out, how can I help, I would like to help out financially. So, we can take non-tax-deductible contributions for certain things. In the immediate future, it's for the insurance, frankly.

Selectman Vurgaropoulos: The only reason I ask that, you talked about the park in Florida, and there's a lot of great parks across the country, even in our state. Those bills can stack up quickly and sneak up on you, so nobody has to donate. It's all volunteer. I don't know if you were looking for some sort of protection there, but I didn't know that with Benson property you can't have that.

Todd Pollack: Over the last 12 years, it's my understanding, and I apologize because I haven't been involved with the dog park as long as some of the other people who are here to support me this evening. We've done it through voluntary donations of time, of landscaping, of what have you, and I think other people will be willing to continue to do those things. The only immediate additional expense is the insurance. As we want to make improvements, sure, we'll need additional funds for that as well.

Selectman Guessford: That was my only thought on here, is the money to get the insurance, because you're starting with zero.

Todd Pollack: As I was talking with Chairman Dumont, we've seen a wide range of possible premiums for that insurance, ranging from \$1,500 to \$25,000 per year, with hopefully the former that will be closer to what we will see as a final premium. If that's the final premium, I think we'll be okay. We'll manage to figure that one out quickly.

Selectman Morin: Now, I had sought the higher end of the premium that you just said, \$1,500. Are we going to review what is in that policy to make sure that everything is covered that we need to be covered for? The cheaper policy may not cover what we need.

Chairman Dumont: To Mr. Pollack's point, I believe in the conversation that I've had with some insurance providers, I believe that he should be able to provide that. With that, it seems like the flavor of the Board is leaning towards the MOU, so I would suggest a motion that would be to instruct the Town Administrator to have an MOU drafted in consulting with Mr. Pollack, and upon favorable legal review, give me the authority to sign that and enact. And then once that MOU is laid out and the steps are forward, hopefully by the next meeting or a subsequent meeting thereafter, we will bring that back in front of the Board with the full lease agreement to execute.

Selectman Jakoby moved to authorize the Town Administrator to draft a Memorandum of Understanding in consultation with Mr. Pollack and, subject to favorable legal review, to authorize the Chair to sign and execute the agreement. Motion carried, 5-0.

Chairman Dumont: Thank you very much, Mr. Pollack.

## **8. NEW BUSINESS**

### **A. Friends of Benson Park – Administration/Decision**

Chairman Dumont: All right, next up we are rolling into New Business, Friends of Benson Park. First, I will recognize Mr. Sorenson to open this up.

Roy Sorenson: All right, thank you, Mr. Chair. So, myself, selecting Jakoby, as well as the Development Services Director, Mr. Elvis Dhima, and the DPW Director, Jay Twardosky, have been talking to and or working with the Friends of Benson Park. So, tonight, we have Natalie Newell here, who is the Chairman of the Friends of Benson Park, as well as Gary Thomas. I would ask them to come up. Gary is, as many folks know, with NorthPoint Construction Management. They are here tonight to request to proceed with work on the Elephant Barn. This is for the roof restructure. As you can see in your memo, this particular project at this particular building has a storied history that goes back quite a way. It was kind of left for a little bit, and it was never finished. I think at this time, under Ms. Newell's guidance, they want to move forward with at least getting the roof restructure done. So, I am going to let them speak to that. As I mentioned earlier, we do have the handout from NorthPoint. This is for additional phases, which I did hand to them, but I want you folks to focus on the roof restructure because I am going to call that Phase 1. I think that is what I am going to ask this Board to take action on tonight. So, with that, I will turn it over to you, Natalie.

Natalie Newell: Thank you very much, Mr. Sorenson. I want to thank all of the Board of Selectmen for Mr. Dhima, Mr. Twardosky, everyone for letting us come in tonight. I would like to just take a few minutes before Gary talks about the project and provide you with a little bit of background on myself and the organization, the Friends of Benson Park, which I have been a part of for 10 years and why I am speaking with all of you tonight. I would like to just let you know I love Benson Park, the community of in and around Benson Park. It is such a beautiful place, and it holds a lot of memories for me. I went there as a child growing up. Our school field trips came up from Lowell, Massachusetts, where I grew up, and I lived across the street from Benson Park at Shepherd's Hill for 15 years, which is how I got involved with volunteering there, working in the butterfly garden. So, who are the Friends of Benson Park? Just for those of you who don't know, familiar with us, we are a 501(c)(3) nonprofit, started back in 2012. This is our 14th year as a board, and our mission is twofold. One, to preserve the park's unique history, and we're going to build a museum discovery center in the elephant barn structure that will house

a memorabilia collection and also will be a discovery center for younger families to come in and have educational fun exhibits with an animal theme. The second part, our twofold mission, is to conserve the beauty and nature of the park and help support that. So with the town support, we're planning to open and operate what will be called Benson's Museum and Discovery Center, and it will showcase the once-famous Benson's Wild Animal Farm. This is a greater New England family destination for over 60 years, and this year is the centennial celebration of the opening to the public of Benson's Wild Animal Farm in 1926. So, we're very excited about that. We have currently an all-volunteer board with eight members, and we also work with other volunteers that we love who help manage our store. We have the Benson Park Store and Gift Shop that's open from May through September, and perhaps you've stopped by if you've walked your dog over there. We sell ice cream, and we sell dog ice cream, and it's a wonderful spot for people to come in in the summer, get into the air conditioning, which is nice. So, we've hosted many free events in the park in the past 14 years, and those include concerts, animal exhibits. We've had the sled race. Santa has visited with us. And since 2021, we've had our annual Family Fun Day celebration, which is a free big event for everyone to come into the park. So, we have over 180 members of the Friends of Benson Park and about 6,500 followers on social media. So, we have a pretty big presence in the community. As I mentioned about this being the centennial celebration, we are planning some events that we'll be coming back to the Board to talk about, but we would like to invite any volunteers out there who would like to join and help out with that to contact us at info at friendsofbensonpark.org. I had to get that little plug in. So, we've been working really closely with the Benson Park Advisory Committee over the last few years. Another all-volunteer group of Hudson residents, and they help maintain and plan the park with projects that need to be done, and we also help them managing the volunteers for the monthly cleanup days. So, the Elephant Barn structure, let's get back to that. This is where the museum will go. It is currently owned by the town of Hudson, and the Friends of Benson Park has a 50-year lease for the building. Per the structural engineering firm that we hired, McBree LLC, the current roof needs to be restructured in certain areas. So, we're working with Gary and his team from NorthPoint Construction here in Hudson to do the repair, and they will also do the museum construction in the further phases as we go along. Please keep in mind that all of this will be paid for by the Friends of Benson Park and our donors, okay? So, I'd like to thank you all for your time, letting me talk a little bit about the background, and we continue to fundraise. We're hoping to complete the construction of the museum this year and hopes of opening the museum next year. That's what we're shooting for. But we would appreciate your help and support in this project. And again, I want to thank you all very much for your help and your attention. And I'm going to turn it now over to Gary Thomas to talk about the roof restructure project.

Gary Thomas: Thank you, Natalie. As Ms. Newell mentioned, I'm here as NorthPoint Construction. I'm not on the board, but I've been trying to give as much advice. I had several meetings with them on a handful of the different ideas and concepts, and I know they were making a few strides forward that then got pulled back. So, I'm trying to make sure that none of these mistakes are made again for them. So, I've been working with them pretty closely. We've got the structural engineer in. Mr. Sorenson, I sent you a set of the plans. They're already stamped by the structural engineer. That would be sort of that first phase that we would be approaching. I also did send you this is just something that I had put together with them, trying to get them headed in the right direction on the financial side because they had asked me about what about a wood frame pavilion. So, what you're seeing in front of you there was another concept that we had kind of come up with about maybe doing a handful of outdoor events. But that would be still not necessarily attached to the Elephant Barn, but on the outside pad where they used to wash down the elephants out there. So that, again, depending on the Friends of Benson's, that may or may not ever happen. It's just something that they had asked me conceptually, so that's why you're seeing that in there. And it would have to have power and lighting and things like that out there, but it would be an open venue like the photograph that you see that I gave them just as an example. We would have to have a little bit of an additional handicap ramp/stroller ramp for people to get up into the old wash bay area. So, again, more to come on that. Not sure if that will move forward. And then lastly was really this next piece of it for that phase two, I'm going to call it, as Mr. Sorenson said with his opening statement, this is going to be a very phased project, and I'm just trying to get them pointed in the right direction so that they can begin to utilize the interior of the back space on a limited, you know, I guess I'm going to say event. It won't be what the end goal and game will be, but I just want to make sure that we're not throwing good money at a bad situation to be tearing things apart down the road. So, I gave them sort of a rough order of magnitude, a budget allowance, to be able to get the space to a vanilla box. It won't have all of the event stuff. And, you know, we have a lot of good ideas and

have provided them with a lot of conceptual renderings as well for what the future of the space would look like, but right now they're just trying to take some small bites at the elephant, so to speak. So our next step for the phase that, as Ms. Newell had mentioned, I think we're hoping that this is going to open by fall time or at least maybe mid to early summer, and part of that depends on some of the fundraising process that they're going through now, and they're all putting in a lot of effort, a lot of time in on this project, and I appreciate and respect everything they're doing for the park, because similarly, I'm a townie, and I grew up at Benson's. My grandfather, when he retired, worked at Benson's, so I'm looking forward to helping out with the situation. So, thank you.

Chairman Dumont: Thank you very much. Questions or comments from the Board?

Selectman Jakoby: I just wanted to say that it has been a pleasure to work with Natalie and NorthPoint on really looking realistically at the situation at the Elephant Barn and to coming up with a solution, and I think this is just an incredible solution to just move everything forward, which is all I think everyone wants. So, I thank you.

Roy Sorenson: So, if the Board's okay, as Ms. Newell mentioned, obviously the Board understands that we do have an agreement in place with them as well. Phase one, the recommended motion is there for the Board. I think if you have good success there, you can come back sooner than later for what you're calling phase two at this point, which would be, I guess, a lot of the interior finishes at that point. So, pleasure of the Board.

Selectman Jakoby made a motion, seconded by Selectman Guessford, for the Board of Selectmen hereby grant Friends of Benson Park (FOBP) authority to submit an application to Inspectional Services for structural roof work on the Elephant Barn. Further, FOBP will return a qualified project manager to effectuate this process in recognition of all town regulations moreover as applicable to the agreement with the town dated January 10, 2012. Motion carried, 5-0.

Selectman Jakoby: I just have one other comment. In this process, as they move forward, as we try and be partners with the Friends of Benson, at some point I would like this board to consider possibly waiving some of the permitting fees since it is our property. Also, there will come up a question about some conduit for the fire alarm system running from the Elephant Barn to the pole or from the Elephant Barn to the kitchen to the pole. So, there's been some confusion about where that is. So, I know I'm just going to say I've encouraged them to come back with those requests when they know what that monetary value might be or a way of splitting that or at least to make us aware because there's been different ways for that to go forward and I know it hasn't been totally specked out as far as burying that line and the construction of it.

Gary Thomas: Yeah, thank you for mentioning that. Because we did meet late fall about some of the discussions with the town, including the fire department, and everybody's been very generous on giving us the time to come out and look at it because I just want to make sure when the new museum opens and the discovery center that we have the appropriate active fire alarm system to be able to be tied in. So, I'm still in conversations with both the building department and the fire department to make sure how can we make all of this work together. I've started to get numbers based on what I know that they want to proceed with as partial opening for Phase 2. So, I'm going to kind of continue that conversation. So, I think it was Mr. Sorenson that had mentioned that Phase 2, I think we will probably end up being back once we have a few more meetings and try to figure out what those next steps look like. We have not been able to produce a physical plan yet on what Phase 2 is looking like. It's because most of it has been the wish list of renderings and what they really want this place to look like in the next, I'll call it, three years. Now we saw that we're on the same page of the next phase. Just the fundraising is the key.

Roy Sorenson: So, to Selectman Jakoby's point, and Ms. Newell brought this up, this is our building, we own it, they're leasing it. We assume whatever they do for modifications, we assume that. I don't think it's out of line to waive the permit fees given that if the board wants to take that into consideration.

Chairman Dumont: Let's see what happens when they come on back. Do we have any other questions or comments?

Roy Sorenson: You would want to take it tonight because you will need to pull permits in Phase 1, correct?

Gary Thomas: I will, and we're prepared to do that. With all this snow, I'm not so sure we're prepared to jump up there and start kind of restructuring the roof because we may have to shovel it off. But once we do submit the plans that I've already submitted to you from the structural engineer, it could be a few weeks before we get the building permit, but it could be starting out there within a month or so.

Chairman Dumont: Well, to that point then, I mean, at this point, obviously the only permit that you'd be obviously looking at is a general building permit, everything else along the lines of that you wouldn't have an idea of until you get a little further, like you said. Is that something that you guys are looking for us to take up tonight, or is that something that can wait until you come back?

Gary Thomas: I think we'd probably prefer to get it done. I hope I'm not misspeaking. But my goal would be that once the snow is melted off of the roof without spending more monies to get it all shoveled off, I'd like the opportunity to be able to get lumber out there and start structuring it, I'd like to say by mid-March anyway, if the roof is clear. But with me submitting a building permit, I'm assuming building department, they're probably two weeks out, you know, so I could literally submit by Friday or next Monday, be able to submit the plans, because we already have everything stamped, processed. The building department knows that this is coming. We just had to get through this process.

Chairman Dumont: And do you know or have a rough idea? I know obviously it's typically calculated by the building permit, but do you have a rough idea of what that initial cost will be?

Gary Thomas: Given my math, it's probably anywhere between \$600 and \$800 for the building permit, for just the roof structure. Right, just that.

Selectman Jakoby: I'd like to make a motion to waive the building permit fee for this, for just the roof of the elephant barn.

Selectman Guessferd: I'll second that.

Chairman Dumont: Motion by-selecting Jacobi, seconded by-selecting Guessferd. So, for the point of discussion, I'm sorry I wasn't ready for that yet, but that's fine. Selectman Morin, has this been done in the past? Do you have any information as to what past Boards have done when it comes to permitting and fees?

Selectman Morin: For Benson's, I'm not aware, but for town property, yes.

Chairman Dumont: Right. I know that there was similar, I wasn't on this side of it, but with the fire department, for instance, I can think of that building.

Selectman Jakoby: Can I just make a comment to my motion? The reason for it is just a good faith effort to be in partnership for this project and to get it moving forward. I don't think they expect us to waive every fee if we choose not to. I like the idea that this is one fee, and it'll just help make their efforts easier in the beginning. So that was all I was thinking in this process, especially since it is our building.

Gary Thomas: And Chairman Dumont, just from a building department standpoint, I expect that I will probably be calling for two inspections during this roof restructure.

Chairman Dumont: No, I think that's fair. And just to speak to my hesitation, wasn't on the agenda, wasn't something I was figuring we were taking up tonight, so this just caught me by surprise.

Selectman Jakoby: And I didn't know we needed to tonight. Yeah.

Selectman Vurgaropoulos: Thank you, Mr. Chairman. Do we need to, once we vote, do we need to draft a memo to Elvis to waive that?

Chairman Dumont: We can iron that out after the fact, but I would, yeah. Short answer is yes. So, with that, we have a motion on the floor.

Selectman Jakoby made a motion, seconded by Selectman Guessferd, to waive the general building permit fees associated with the first phase of this project, the roof of the Elephant Barn. Motin carried, 5-0.

Chairman Dumont: And I'm sure Mr. Sorenson will be in contact with Inspectional Services and Mr. Dhima.

Selectman Morin: So, you heard nothing that took place here tonight.

Selectman Vugaropoulos: Act surprised.

Gary Thomas: You just sign here, Elvis.

Selectman Jakoby: Gary, it's only this project.

Chairman Dumont: What we didn't tell you is we're pulling it from Elvis' paycheck.

Gary Thomas: All right. I'll vote for that.

**B. HCTV Revenue Update FY26 Q3 Payment – HCTV/Presentation**

Mike Johnson: All right. Good evening, Mr. Chairman, members of the Board, before I get into the bad news, I'd like to start off with a little bit of good news as well. So, we recently launched our underwriting program, and I want to say it's been great interacting with our business community. Right now, I'm proud to announce that we have one contract signed already from the American Legion Post 48 for the next term from July to June, and we're in contact with other businesses and organizations that are considering right now and some that are even filling out the paperwork. So, we're very, very thankful for that. And we're going to be doing Facebook and social media announcements once that's all finalized. So, we're really thankful for all the support of the community, the organization, the business community, everyone. It's a new avenue for us. With the launch of that, let's get to the bad news that we received this week.

Selectman Vugaropoulos: One second. Before we jump to the bad news, I just have a question.

Mike Johnson: Go ahead.

Selectman Vugaropoulos: Has the VFW reached out to you?

Mike Johnson: Yes. We're going to be finalizing.

Selectman Vugaropoulos: I talked to Chuck, and he said he was on board with that.

Mike Johnson: We're very thankful for them for all their support.

Selectman Vugaropoulos: Carry on with the bad news, sir. Thank you.

Mike Johnson: If we go to the next slide here, it's been no secret of a revenue decrease when I came to you guys last year. You can see in FY24 you had slight decreases. It was pretty level overall. You even had one quarter where there was a \$100 increase. Not a lot, but it was level. You go to FY25, and you see that first decrease right there. It starts trending downward more rapidly. Midway through the year where you go from that \$86,000 to the \$84,000, we were hit with our highest loss this quarter from \$77,670 to \$72,532. That was a lot larger than anticipated when I was reporting numbers to this Board before. I was anticipating about \$312,000 for revenue this year. That number on the side there, the \$297,000, I added \$68,000 to the total revenue we have now to that \$229,776. That just doesn't average. It's concerning if that becomes a drop-off level for us. I'll be honest, just going back a little bit, even the underwriting revenue that we're going to be receiving has already made a difference for us. I get nervous if equipment breaks, how I'm going to afford to replace it with the situation we're in right now. To date, I did get our revolving fund numbers. With the latest payment, we have \$143,000 in there right now. We can eat a deficit this year. We're not going to be out this year. It's very important to us that that warrant article is going to be crucial for us. I'll be honest, I know I've talked to this Board about it, but I have some equipment that's embedded software, but it's still on Windows 7. I'm very concerned about that stuff down the line, how we're going to replace it, what we're going to replace it with. It's been challenging on my part to plan for the future. Again, that slide right there shows what we've got in each quarter. This is our portion, too. This is the 80% that's allocated to HCTV out of the franchise fee revenue. But it's been difficult, and I did just want to bring to the Board's attention that sharp decrease this quarter. It was something I had mentioned before where it could happen at any time, and that's whether next quarter it levels out a little bit or it decreases sharper is yet to be seen. I was talking to Selectman Vergaropoulos, and I believe one of the reasons this happened is Comcast raised their rates.

Selectman Vugaropoulos: Yeah, I got wind of that. They raised their rates by \$2. So, he's getting slammed on both sides of it.

Mike Johnson: You hear stuff like that and it becomes a challenge. Again, a lot of people are just switching over to streaming. At the end of the day, with the situation, we're going to continue to be fiscally responsible, watch what we're spending money on, and do the best we can with what we have. But I'd be happy to take any questions that the Board has.

Selectman Guessford: So, the FY27, if this vote passes for the 100%, how is that going to help you? I mean, I know it will help, but is that going to keep you afloat or not?

Mike Johnson: Yes, immensely. If it doesn't pass, we're going to be in trouble, to be honest with you. I'm anticipating if it does pass with the full amount, that FY25 revenue, we're going to be close to that with the 100% coming in the way it is right now. The way the numbers look on the overall franchise fee payment, we'll be looking at numbers similar to the middle of the – let's see if I can get us to the previous slide here. We'll be looking at numbers similar here, I think, for our revenue that year. And even if we were in a deficit, it wouldn't be much that year. So, it would allow us to get through FY27. I think FY28 is where I start to get worried again. You reach those 70,000 revenue numbers, and if it decreases rapidly, we start losing \$5,000 a quarter. I'm not saying it's going to happen, but if it does, it's – I think it's definitely the trend.

Roy Sorenson: I mean, it's – you're down, what, \$21,000 in a period of three years? Is that correct?

Mike Johnson: Yes. Yes.

Chairman Dumont: All right. Any other questions or comments?

Selectman Jakoby: I just – thank you. I think it's important as these numbers come in that you continue to keep us informed so that we and the public know exactly where things stand. So, thank you.

Mike Johnson: Thank you.

Chairman Dumont: And I do want to say thank you, Mike. I appreciate you for your diligence and keeping an eye on this and understanding how it's affecting you negatively, but yet you've been able to continue pushing on. So, thank you.

Mike Johnson: Thank you, I appreciate that.

Chairman Dumont: All right. Thank you. Thanks, Mike.

Mike Johnson: Have a nice night.

### **C. Request to Use Capital Reserve Account – Police/Decision**

Chief Cayot: Good evening. Thank you, Chairman, members of the Board. So, I'm here tonight to request to use some money from the bulletproof vest replacement capital reserve account. So, the ballistic vests that the men and women of the Hudson Police Department wear to stay protected, they're on a five-year life cycle. So, every five years we have to replace those. And this year we have 17 that are expiring, so we had to buy 17 new ones. There's obviously a delay. We have to get fitted. There's some time that passes by, so we had to order those, and the money came out of our police uniform budget. So I'm here to request that money from that capital reserve fund be put back into our police uniform budget in the amount of \$26,446. That capital reserve fund was started back in March of 2007, and it currently has – it may have a little bit more now with interest, but it had \$31,586 in it.

Roy Sorenson: Yeah, so it's a little bit north of that, so \$33,608. Okay?

Chief Cayot: Okay.

Chairman Dumont: All right, I think it's a simple request.

Selectman Jakoby made a motion, seconded by Selectman Vurgaropoulos, to utilize funds in the amount of \$26,446 for the Bullet Proof Vests Replacement Capital Reserve Account to reimburse the purchase of 17 replacement Bullet Proof Vests, which were purchased from the Police Budget (5630-319). Motion carried, 5-0.

**D. Use of Donation Funds – Police/Decision**

Chief Cayot: So, as you'll remember, back in late 2025, we received a generous donation from Janie Freedom in the amount of \$5,000 to help us get the E-Bike program off the ground. So, I'm here to request that we're able to use \$4,956 from our donation account in order to buy one of those E-Bikes. It's going to be a Recon Interceptor E-Bike, and that money will allow us to get the bike, a bag, and the lights and sirens that go on it as well.

Chairman Dumont: That is really cool. It's crazy how far those bikes have come.

Selectman Guessferd: Recon Interceptor, love the name.

Chairman Dumont: Yeah, again, a simple ask, definitely.

Selectman Jakoby made a motion, seconded by Selectman Guessferd, to allow the Police Department to utilize \$4,956 of donation monies to purchase a Recon Intercept E-Bike and related accessories. Motion carried, 5-0.

Selectman Vurgaropoulos: Who gets to ride it first?

Chief Cayot: I don't know.

Chief Cayot: I might have to take it for a test ride.

Selectman Guessferd: No, not in the snow.

Chief Cayot: And before we move on, I would just like to again thank Janie Freedom for that donation.

**E. Request to Release Public Safety Funds – Police/Decision**

Chief Cayot: So, as part of that e-bike program that's going to supplement our mountain bike program, we usually send the men and women of the police department out in pairs when they're patrolling on the mountain bikes. So, I'm requesting that we're able to use some of the public safety funds to purchase that second mountain bike, or the second e-bike. And you'll see in there it also has the same thing, light sirens, the rack. But we're also looking to get two additional batteries for the bikes. That way after they're used for a shift there's no downtime. The next shift can then take those bikes out as well.

Selectman Guessferd: You can't have all the fun.

Selectman Jakoby: It's snowing. I'm just moving it along.

Selectman Guessferd made a motion to release \$8,033.98 of the Hudson Logistics Center Public Safety Money, (account number 09-2000-2050-000-583), as defined by condition 61(d) of the Hudson Planning Board decision dated January 11, 2023, to the Hudson Police Department for the listed equipment. Do you want me to list that equipment?

Chairman Dumont: I think that that's perfectly fine.

Selectman Guessferd: Yeah?

Chairman Dumont: Yeah, I don't think so.

Selectman Guessferd: Okay, total of \$8,033.98.

Selectman Guessferd made a motion to release \$8,033.98 of the Hudson Logistics Center Public Safety Money, (account number 09-2000-2050-000-583), as defined by condition 61(d) of the Hudson Planning Board decision dated January 11, 2023, to the Hudson Police Department for the listed equipment for a total of \$8,033.98. Motion carried, 5-0.

Chief Cayot: Thank you very much. And once we get those e-bikes, we'll be doing some PSAs with HCTV. Perfect, yeah.

Selectman Guessferd: Do you want to invite the Selectmen over?

Selectman Jakoby: Yeah, I was like, I want to go.

Chief Cayot: Thank you very much.

Chairman Dumont: Hopefully you guys can remind everybody else not to just drive through the roads. They've still got to follow the same laws as everybody else.

Selectman Jakoby: Good point.

#### **F. Request for Change Order for Tower Truck – *Fire/Decision***

Chief Tice: Thank you, Mr. Chair, and good evening again. I would like to make a change to the tower truck by adding a breathing air system to the truck. And what this is, it would consist of a very large tank mounted on the aerial device. That would be filled with breathing air. And then it would be hoses going from that up through the aerial device to the bucket. There would be ports in the bucket. The firefighters would be able to connect into to breathe off of that large air tank as opposed to breathing off of their SCBAs, which is the current option now is what we would do the way the truck is specked. The benefit to this is if it's an extended operation, they'd be up there, they'd be able to stay in position and operate breathing off of that large air tank as opposed to having to come back down, stop in their operation, change out their SCBA tanks, and then go back up and go into position. So, the price for this is \$38,103, and my recommendation is that this would be taken out of the account for the Hudson Logistics Center Fire Department platform truck. There is a current balance of \$138,277 plus interest in this account.

Chairman Dumont: Thank you very much. Could you just speak to the waiver of the bidding procedure real quick?

Chief Tice: Yes. This is not something that would go out to anybody else. This is something they would be doing only at the factory while they're building the truck. So that's why I'm asking to waive the bidding process. I was going to ask the same thing.

Selectman Jakoby: And this is the point you need to do it because the truck is not all the way done yet.

Chief Tice: Yeah, they haven't started this part of the truck yet, so we wouldn't be able to get this done.

Selectman Guessferd made a motion, seconded by Selectman Jakoby, to waive Chapter 98-7, Bidding Procedure of the Hudson Town Code, for the purpose of adding a breathing air system to the Fire Department Platform truck. Motion carried, 5-0.

Selectman Guessferd made a motion seconded by selectman Vurgaropoulos, to release \$38,103 from the Hudson Logistics Center Fire Department Platform truck money, (account number 09-2000-2050-000-584), as defined by condition 61(e) of the Hudson Logistics Center Amended Site Plan to the Hudson Fire Department to add a breathing air system to the platform truck. Motion carried, 5-0.

#### **G. Request to Release Target Public Safety Funds – *Fire/Decision***

- 1) Request to Release Target Public Safety Funds for Tower Truck Equipment
- 2) Request to Release Target Public Safety Funds for Tower Truck Operator Training
- 3) Request to Release Target Public Safety Funds for Rescue Airbags
- 4) Request to Release Target Public Safety Funds for Replacement Hose
- 5) Request to Release Target Public Safety Funds for Phase 1 of the Training Facility Development-Surveying and Due Diligence

6) Request to Release Target Public Safety Funds for Training – Large Commercial Building Fires

Chairman Dumont: All right, next up we have the request of release of Targeted Public Safety Funds. Chief, take it away.

Roy Sorenson: So, if I may, Mr. Chair.

Chairman Dumont: Go ahead.

Roy Sorenson: So, Chief, on this one here you have multiple requests, so I would walk through the requests and then we'll just read that one motion, similarly as Selectman Guessferd did to the police, okay?

Chief Tice: Yep, absolutely. So last meeting I was here I gave an overview of where we were at with the development of the plan to utilize the targeted public safety funds. This week I'd like to look at some specific projects that I feel we're ready to move forward with and have permission to move forward with these projects. The first one would be tower truck equipment. We need to buy some equipment for the tower truck. We are currently looking at all of our inventory levels across the fleet and our surplus equipment because we do have some surplus equipment. We're not going to go out and buy stuff that we already have, but we do need to finish outfitting the truck with equipment and mounting equipment and breathing apparatus. So, this is one lump sum. This wouldn't be all coming from the same vendor. We'd be shopping around for the best prices, and with the SCBAs we have only two vendors to choose from for those, but we would be shopping around for all this different equipment with different vendors. This is a very different truck than what we're used to having. The current ladder truck and the previous ladder truck were what was referred to as rear-mount straight-stick ladders where the ladder is mounted in the rear of the truck, and the ladder itself is a straight, very long ladder. The tower truck is a tower. It's built like a crane with a bucket on the end of it where the firefighters work from, and it's mounted in the center of the truck as opposed to the rear of the truck. It's going to operate much differently. It gives us some great capabilities, but there's going to be a learning curve with our people. We will get training from the factory. That training is really geared towards to do this, you flip this switch, and to do that, you press that button. This would be a day of training with each group, very specific to operations of a mid-mount tower, setting up, operating, strategy and tactics, those types of things to this truck that then we would continue to build our training program off of and our procedures off of. So, this would be one day of class with each of the four shifts. Our rescue airbags are thin. They're not really bags, but they're thin. We can fit them in between objects or between the ground and an object, fill them with air, and it uses pressure to move heavy objects so that somebody is caught between heavy objects or underneath heavy objects. That's what we would be using these for. The airbags we have now are at the end of their life, so we'd be looking to replace our current airbag system. We've made some pretty great strides in the last few years replacing our attack hose. So, we have supply hose, which goes from the hydrant to the truck or between trucks, and then what we call attack hose, which goes from the truck to put water on the fire. We're in good shape with the age and amount of supply hose we have, and we've replaced a lot of our attack hose in the last couple years, but we still have some more hose that needs to be replaced. So, we would like to replace that hose now, and not only does it give us new hose, but the hose that we've been buying allows us to put more water on the fire with less fatigue on the firefighters, allowing them to work more effectively. So, there's two benefits of that, being more effective operation and new equipment. Every year when it gets tested, we lose several lengths of this type of hose. For training, we currently use or do a lot of our training at the Burns Hill facility. We have a lot of our training props there, so we can use our training props there, and it works decent for training evolutions on one level. We don't have, unless we use the buildings, the fire stations themselves, to throw ladders up against, to go do evolutions through a window, to do anything up and down stairs, and we try not to use the buildings because we've done a considerable amount of damage in past years using our fire stations for training. So, what we'd like to do is develop a training facility on the land between the Kirby building and DPW. It's a town-owned property. There's a buffer between that area and the residential developments. There's town water there that we'll be able to use. This would allow us to do higher quality training on duty, whereas to use this type of facility, we'd have to go to Nashua or up to the Fire Academy in Concord. That requires us to bring some overtime in to cover the town while we're out of town. With the fire academy, we're limited to how much we can use it because each department of the state's allotted a certain amount of time they could use the facility. In Nashua, we have to pay, depending on if we're doing live fire training or not, \$200 to \$300 an hour to use their facility. So, this would allow us to do training on duty in town and to

improve the level of training we're able to do currently. This would need to be a multi-phase project because we need to complete each phase to see if we can continue forward. We know we had the area checked for wetlands. We know we don't have any wetlands issues. The next phase would be the survey, what they call due diligence, which would determine if we can continue to move forward based on the condition of the site. Is it feasible that we could do this project on this site? So that would be the next phase, which I'm looking to do this step-by-step. So, I would like to take that step and have the land survey looked at to see if it's feasible to continue forward with this project. We're getting very good at residential fires. That's where we're getting most of our experience. That's where our training is. We need to look at our commercial building operations. Commercial buildings, when you're looking at 100,000, 200,000 square foot buildings, are a much different operation. And when you're looking at what they refer to as the mega warehouses, like the Target facility of 1.4 million square feet, much different operations. I would like to bring in a retired fire chief in. He's familiar with these buildings. He's done a lot of research, a lot of case studies, and he's developed two 4-hour classes. One is a commercial buildings class, and one is a 4-hour mega warehouse fire. So it would be a full day of training for each group. And then we could also, with that information, establish our operating procedures and future trainings.

Chairman Dumont: Thank you very much, Chief. Do we have any questions or comments on any of the items he just went through?

Selectman Guessferd made a motion, seconded by Selectman Jakoby, to release an amount not to exceed \$155,700 of the Hudson Logistics Center Public Safety Money, (account number 09-2000-2050-000-583), as defined by condition 61(d) of the Hudson Logistics Center Amended Site Plan, for specific items thereof, and as presented by the Fire Chief. Motion carried, 5-0.

Chairman Dumont: And just for a point of discussion, I would like to offer I really do appreciate you, Chief. The Board gave you a directive to find ways to help utilize these funds in a way that would directly benefit the taxpayers of Hudson as to avoid them in future budgets, and I think you were able to do that, and I do appreciate that.

Chief Tice: Yeah, I think this money really presents a lot of opportunities not only to improve the department, but to benefit the taxpayers and replace some equipment that would normally come from the tax base from the taxpayers.

Selectman Morin: What do you got left?

Chief Tice: So, we agreed to, as far as the funds, we agreed to an 80/20 split with PD, so we were at \$840,000, and this is the first money we've spent out of this all, \$840,000 minus \$177,000.

Chairman Dumont: Thank you very much, Chief.

Chief Tice: All right, thank you very much. Have a good evening.

Selectman Jakoby: Thank you.

#### **H. New Financial Software – Administration/Discussion**

Roy Sorenson: Okay, so thank you, Mr. Chair. This is just informational. It may require some action. I don't necessarily need it here tonight. So, we've talked at length about financial software. At one point we had the budget, then we pulled it out because, as I felt, we weren't prepared to put up an accurate number of what the real cost would be. Given that, I want to assemble what I'm calling a working group, and that working group will put out an RFQ, which is a request for qualifications for financial software. As I mentioned in the memo before you tonight, it will be a combination of staff, perhaps a board member, and I'd like to actually put someone from the Budget Committee on there as well. I'll talk to Chair Lawrence on that. And the reason I want to do that is because I think it's going to be an important item come the next budget cycle. So, I need people to understand both from this Board as well as the Budget Committee so we can portray the process that took place to get that request in place, where that falls. I don't know if it's a warrant article, whatever it might be. But we will have done what I'm calling due diligence, and then we'll see what happens at this point next year. So that's kind of what I'm proposing here. I'll work on drafting the RFQ, and we'll have, as I mentioned, an internal working team.

If you're not familiar with an RFQ process, you put it out, they submit you a package. The package states what you're looking for. They send that portfolio to you. The team reviews the portfolios, and then you score them. And there's a matrix and a method for scoring. Once they're scored, depending on where they fall and depending on how many you have, as an example, if you have six, maybe the top three get called in for interviews, okay? We would ask for a sales proposal. So, if you agree to that one group, then you open their proposal, and you have the right to negotiate. If you can't get to a point where you think it's a fair price, you can always go to the number two. So, it's a pretty intense process. It takes some time and a commitment. So, anyone who is nominated for this and or volunteers for this is certainly going to have to spend some time participating in the process. That's why it's called a working group. It depends where it's working, Mr. Chair, right? So that's pretty much it. I'm just looking for the blessing of the Board to move forward on this. And whether there's someone here tonight that's interested, you want to have that discussion, that's fine. As I mentioned, I will reach out to the Budget Committee Chair.

Chairman Dumont: Again, I want to thank you. I know the board supported this. I think we all see it as an issue. Really appreciate the transparency that you highlighted an issue and you have a way to fix it. I don't think we could ask for any more. I'm in full support.

Selectman Jakoby: Yeah, I'm in full support of the working group. I like the idea of having a Budget Committee representative on this as well. I am totally open to being on this working group. It's something that I've worked on before and have some background in finance and things, but I'm open. The other question is do we defer it until after the election?

Chairman Dumont: What I think would be, in my opinion, the way at least I envision this, is if we grant that authority to Mr. Sorenson to create this working group and then obviously, he will confer with the Chairman of the Budget Committee to highlight a member that would come on there. We as a Board can select a member if it's selecting Jacobi or if anybody else has interest in this to sit on that as well. But I think if he has the authority, it gives him some leeway to work and push this thing forward.

Selectman Guessford: I'd like to also be considered, but whatever is decided is fine by me.

Selectman Jakoby: I just know I do have time during the time frame.

Selectman Guessford: I have a little more time too.

Selectman Jakoby: What?

Selectman Guessford: I have a little more time these days too.

Selectman Jakoby: Oh, I don't know your situation or if you're traveling. Because it's also summer. Yeah, okay.

Selectman Guessford: Yeah. We'll see. Again, I'm not going to arm wrestle you for it if you want to do it.

Chairman Dumont: That's fair enough. And I'll leave it up to Mr. Sorenson because I think this is his baby. But I would say I think that I'm assuming all input is welcome, but I want to make sure that he's able to do it in a way that does move forward relatively quickly.

Roy Sorenson: All right. So, stay tuned.

Selectman Jakoby: Thank you.

## 8. SELECTMEN LIAISON REPORTS/OTHER REMARKS

**Selectman Vurgaropoulos:** Thank you. I don't have much going on. We just wrapped up the deliberative session, which was very interesting. Now that I feel like I've gone through almost the whole cycle, I learned a lot of stuff, so I look forward to next year. I would like to say I'm just going to plug my own swim team right now. We are taking our swim team to a state competition this weekend, Friday and Saturday, and we hope for good things for them. So, we have a couple of potential people that could podium, be state champions.

Chairman Dumont: That's fantastic.

Selectman Vurgaropoulos: Looking forward to that.

Chairman Dumont: Congratulations and good luck.

Selectman Vurgaropoulos: Thank you. That's all I have for this evening.

**Selectman Morin:** Yes. We had a ConCom meeting last night. They did the only real business that they had. They had two projects to review for wetland exceptions, things of that nature, to move forward to the Planning Board. That was the Kitchen Depot on Lowell Road, and then the other one on Central Street. The number for that is?

Chairman Dumont: 207.

Selectman Morin: 207 Central Street. Basically, the second one was just an informational presentation to the conservation committee to see, you know, what they were going to expect out of the project and they'll be coming back once, once they move forward, we get some final designs going.

**Selectman Jakoby:** I just want to remind everyone, March 10th is voting and that is very important day to come out and be heard. I also wanted to say that there are many positions available that are volunteer, that you don't have to run for. So, if you have any interest or if you were thinking about running and then didn't, please come and get involved. I know Selectman Guessford often says that, that there are a variety of ways to get involved. So please do. And I just wanted to circle back to clarify the, the motion we made. There was, there was a warrant article that didn't make the warrant this year on the Sidewalk Spendable Trust Fund. It came to us a little bit late in the process, but after speaking with chairman Dumont and others, I just want the public to know that we hope to bring this warrant to the 2027 ballot to move, to talk more about a Sidewalk Expendable Trust Fund and to establish that, that it was, it just came late in the process, but that we believe, I believe that it would be something that would be important to bring before the voters in 2027. So, I just wanted to make that commitment. Thank you.

**Selectman Guessford:** Yes. We have a Planning Board meeting tomorrow night. We have a couple of cases before the board for consideration. So, and it's going to be this time back in the Buxton room, Buxton meeting room in this building. Rec department, there really isn't a lot new. There is actually, as I mentioned before, going to be a, a, a town comedy night a week from Saturday. I have my tickets. So, I always, we always enjoy these are a lot of fun. It's a great community event. They also have some things coming up in the spring that I was asked to mention. It's on the Facebook page, the rec department Facebook page and the and the website. Great. See the Easter event, mother's son events coming up again, adult prom, the father daughter dance, which is very, very popular. It's become, it's one of our newer, newer events and a new mother daughter event. So, so they're always adding, expanding, trying to do new things to, to help, you know, the, you know, help our town and our community. Library meetings in a couple weeks. I do want to mention I attended both the, of course we attended the one, but we both attended both of the sessions of the first meeting. And I want to thank everybody who came out and participated in the democratic process. It was, it was good to see. And as Selectman Jakoby mentioned, the election is coming up. I would love to see a big upturn in people coming out to vote. These things all affect your, your tax bill. So please do that. There's a candidate tonight that's coming up. I don't have the exact date in my head, but all for all the candidates to step forward and thank you.

Chairman Dumont: The 19th, normally around the 20th.

Selectman Guessford: So, all the candidates to step forward, all the people that stepped forward to become candidates, we thank you very much for doing that. And as we say, you know, getting involved. So, thank you again. So, anybody who's wants to, wants to join a board and there's even right in, you know, opportunities if you, if you didn't meet or make the, the deadline for signing up, you could always go for a writing campaign. So, there's, it's not too late. That's it.

**Chairman Dumont:** All right. Thank you very much. I do want to also concur, you know, with the, the delivery of process, I think we had a lot of good discussion on our side, as well as I saw a lot of discussion on the school side. So, I appreciate everybody participating. I'll just plug the same thing that I said. Then Hudson's former government being an SB2 town, I truly believe is the most transparent form of government that everybody has a chance to have their voice heard and, and, and cast a vote as to how they feel as though, you know, things should move forward. So, I appreciate everybody participating in that process on a little bit of a different note, as far as

elections, if anybody is interested in just volunteering to help out with the elections to please reach out to Deb Stoddard. And, and we're, you know, they're always looking for help to run those. It takes a lot of people to do that. Even if it's only for a couple of hours that you're available for that day. So that's all I have right now. And with that, I will turn it over to Mr. Sorenson.

**9. REMARKS BY TOWN ADMINISTRATOR**

Roy Sorenson: All right. Thank you, Mr. Chair. So, for the Town Administrative report, I've got eight minutes. I picked 8:30 p.m. for the pool tonight. The sounds of the plows out there. Hudson Police, just some of their stats for January, 2026, pretty impressive. If you look at, you know, the calls for service over a period of 31 days, and then the, um, the different actions they have to take. So, they're extremely busy. Um, and, and they're obviously keeping the town safe, which is great. IT happy to report. If you have not been up in, uh, the offices, uh, well, you may have not, I know you've been in the offices, maybe you haven't noticed, but, Doug Bosteels is our director, came to you early last year, at least in the summer with his update. Uh, one of his big projects was the infrastructure for the phones. And that process, I'm going to say is probably 90% completed this time. So, kudos to them. Uh, it was not easy for them to do. The other thing Doug's doing is he's, he has a lot of, uh, new folks on board as well, uh, and some tenured folks. So, he's, he's working out of Oakwood to get everyone trained. We have some, some really tenured people who have great knowledge and, uh, you want to be able to push that knowledge to other employees. So, he's doing that. Uh, so it's like almost like a little mini satellite area for them. Uh, and they've been working up there. Uh, this is obviously, uh, it's something that we've discussed many times happened before I arrived here and continued on. This is the, um, Senator Robert E. Clegg Jr. Memorial Highway. So, there's that portion of one 11 from the Windham line, right before the twin bridges of 111, uh, the signs have gone up. However, we did cover them because we are going to be doing a special dedication on April 24th. So, you may have seen the signs and now there's, there's, they're coming in. The reason we're doing that is, um, part of the family and the group representing them asked for that. I don't have any issues with that. And then we'll do a special dedication, uh, on April 24<sup>th</sup>. Circumferential Highway, the DOT was in, they talked about potentially holding an additional public meeting, uh, not just for Salem. Sorry, folks. That's my, uh, that's my one Mulligan for the night, I apologize to the public as well. Hudson, Litchfield and, uh, actually portions of Merrimack. So that will be at the Community Center on March 26th. And obviously, the Board's invited to attend that if you're interested. Uh, and thank you to Director Peterson for allowing us to, um, to host that their town meeting, first annual town meeting and or deliberative is complete. Selectman Jakoby mentioned this, voting is March 10th. So that's our next stop. On that note, we are working with the schools again for joint mailer. So those will probably go out at the beginning of the next week. That'll have the warrant articles, the backgrounds, where you can vote. I think we know where we can vote. It's up there anyways, as well as the, the actual sample ballot. And once we have all that information, we'll post it online as well. Typical of what we did last year. History snippet, I'll go back again. So, I mentioned Salem. I used to work in Salem. I used to work in Nashua as well. I used to come over the twin bridges many times. And I looked to my right and I'd see, she's one of those buttresses out in the river. What are those? And always thought, ah, it was probably a bridge at one point, but never really knew. I actually came when I got to Hudson, kind of looked it up, obviously going on Remember Hudson When, which is great. Ruth Parker did a great job with this. It used to be a bridge for the steam railroad, which is pretty impressive. So, there it is there. This history is still all around us, it's interesting to pick things up on this. I did get a chance to talk to Ruth as well. She does a great job. Go onto that website, learn some more about, uh, Hudson and some of the things, um, uh, about the town. So, I think that's fantastic. On that note, I'll finish up with this. Would you believe it? Perhaps Salem is on my mind because I have not been in Salem for a year now. Today's my one year anniversary with the town of Hudson. I want to thank, I want to thank the Board members, obviously supporting me throughout that one year. The community has been fantastic. The staff has been just unbeatable. Both the staff that's here and the staff that were brought on board. I think we've accomplished quite a bit in one year. I'm happy to be here and I'm happy to keep moving forward, as I mentioned. So, it's pretty amazing one year has gone by.

Selectman Morin: Thank you, Steve.

Roy Sorenson: So, we know that joke, right? So, we'll get to that later, but I actually, I would thank him as well, it's been great. And I think working obviously, with Selectman Guessferd, at the time who was the chair and with

Chair Dillon Dumont, over the past year, it's been great. Town Hall is closed Monday, President's Day. And I think you mentioned this Selectman Jakoby, we will have a meeting the week before voting, we pushed it up. So, we'll have a little bit of back-to-back meetings. And then finally, I just want to recognize obviously Public Works. They're out there again tonight and perhaps again this weekend. So, and it's, we're not even in the middle of February yet. They've done a fantastic job. I know they're tired, but nonetheless they continue to do what we hire them to do, and they do a great job at it, so kudos to them. That's it.

Chairman Dumont: Congratulations to you. I think we owe you a review at this point.

**10. REMARKS BY SCHOOL BOARD – Excused**

**11. MOTIONS MADE IN NONPUBLIC**

Selectman Guessferd made a motion, seconded by Selectman Vurgaropoulos, to hire Eric LaFrancis for the position of Firefighter/AEMT in the Fire Department at the contracted salary of \$33.85 per hour, step six. This assignment will be a non-exempt position in accordance with the International Association of Firefighters Local #3154, as recommended by the Fire Chief. Motion carried, 5-0.

Selectman Guessferd made a motion, seconded by Selectman Vurgaropoulos, to hire Joseph Hurlburt for the position of Firefighter/AEMT in the Fire Department at the contracted salary of \$32.24 per hour, step five. This assignment will be a non-exempt position in accordance with the International Association of Firefighters Local #3154, as recommended by the Fire Chief. Motion carried, 5-0.

Selectman Guessferd made a motion, seconded by Selectman Vurgaropoulos, to hire Bailey Landsteiner for the position of Firefighter/AEMT in the Fire Department at the contracted salary of \$27.85 per hour, step two. This assignment will be a non-exempt position in accordance with the International Association of Firefighters Local #3154, as recommended by the Fire Chief.

Selectman Vurgaropoulos made a motion, seconded by Selectman Jakoby, to accept the resignation of Lieutenant Eric Hackett for the Fire Department effective February 10th, 2026 as recommended by the Fire Chief. Motion carried, 5-0.

**12. ADJOURNMENT**

Selectman Morin made a motion, seconded by Selectman Guessferd, to adjourn at 8:30 p.m. Motion carried, 5-0.

Recorded by HCTV and transcribed by Lorrie Weissgarber, Executive Assistant.

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Dillon Dumont, Chairman

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Bob Guessferd, Vice-Chairman

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Xen Vurgaropoulos, Selectman

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Heidi Jakoby, Selectman

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Dave Morin, Selectman