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4 **LINCOLN BOARD OF SELECTMEN**

DRAFT

5 **MEETING MINUTES**

6 **NOVEMBER 3, 2014**

7 **LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH**

8
9 **Board of Selectmen Present:** O.J. Robinson, Patricia McTeague, and Tamra Ham.

10 **Staff Present:** Town Manager Burbank, Fire Chief Ron Beard, and Recording Secretary Brook Rose.

11 **Public Present:** Alex Ray, Paul Beaudin, Jayne Ludwig, and Dave Beaudin.

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13 **I. CALL TO ORDER**

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15 O.J. Robinson called the meeting to order at 5:30pm.

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18 **II. MINUTES OF THE PREVIOUS MEETING**

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20 **MOTION:** “To approve the minutes of the October 27, 2014 Board of Selectmen’s meeting as amended.”

21 **Motion:** Tamra Ham **Second:** Patricia McTeague **Motion carries with O.J. Robinson abstaining.**

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23 *Amendment was to change the date on Line 55 from 2016 to 2017.*

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27 **III. MEETING WITH ALEX RAY RE: COMMON MAN PARKING LOT**

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29 Mr. Alex Ray, owner of the Common Man Restaurant, attended the meeting to discuss his lease
30 agreement with the Town for the land he uses as part of the restaurant’s parking lot. O.J. Robinson
31 explained that the most recent lease agreement expired this past March. The Town proceeded to have an
32 appraisal of the town land done to determine the fair market value in order to fairly negotiate a new
33 lease. The appraisal came back at \$136,000 on the .86 acre parcel. A lease on the newly calculated
34 value would be \$16,320 annually. O.J. explained that .86 acres is two building lots. Mr. Ray stated that
35 he wasn’t overly excited about the large increase in the lease amount. The past year’s lease was \$1700
36 for the year. Mr. Ray gave a history of his relationship with the Town of Lincoln via the Common Man
37 as well as the benefit the restaurant brings to the Town. However he stated that he does understand the
38 fiscal responsibility required of the board. O.J. Robinson added that he appreciates the business Mr. Ray
39 does in town and also wants to be fair to the taxpayers and other business owners. After further
40 discussion, all agreed to draw up a new lease agreement to cover a 17 month period with 7 months to be
41 paid at the old rate and 5 months at the new rate. After 12 months, Mr. Ray will let the Town know
42 whether he is interested in purchasing the land at the end of the 17 month lease and if so, it will give the
43 Town 5 months to start the public bid process. The board thanked Mr. Ray for meeting with them. Mr.
44 Ray left the meeting.

46 Paul Beaudin commented that before the Town considers selling the property that Mr. Ray is currently
47 leasing, they will have to go before the voters at town meeting as this property is part of the land that
48 was gifted to the Town as part of the Kanc Recreation Area. O.J. Robinson acknowledged but disagreed
49 with Mr. Beaudin's statement.

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52 **IV. OLD / NEW BUSINESS**

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54 **Public Participation**

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56 Paul Beaudin addressed the board regarding his most recent tax bill. He stated that as a taxpayer, he is
57 totally dissatisfied with how the board is overseeing the finances of the town. He isn't sure why his tax
58 bill continually goes up at an average of 4% per year and he is unhappy about it. He does not think the
59 board tries hard enough to maintain the tax rate and keep taxes down. Going into this budget season, he
60 would like the board to take a hard look at next year's budget.

61

62 After a lengthy discussion regarding the finances of the Town, O.J. pointed out that the taxes go up
63 because of appropriations voted on at town meeting. He explained that for many years the Town's
64 capital reserves have been underfunded in order to keep taxes down. As a result, the Town has 40-60
65 year old infrastructure under the roads, primarily in the residential district that now has to be replaced.
66 Former leadership in the town did not save or plan ahead for this work to be done which has put the
67 Town in this situation. Going forward, the board does not think it is fair to continue this trend of putting
68 off saving for necessary projects for the future generations of taxpayers to have to pay for. Tamra Ham
69 added that it is irresponsible not to maintain the current infrastructure just to keep the tax rate low.
70 Patricia McTeague stated that a large portion of the taxes are generated out of the school budget. Paul
71 replied that he also plans to attend a school board meeting to voice these same complaints to them.

72

73 Paul stated that he believes there are a lot of creative measures the board can take to change the way
74 they do business that would help maintain a lower tax rate for the people in this town. He does not want
75 to see people have to move out of town because they cannot afford their tax bills. Jayne Ludwig added
76 that her tax bill has gone up substantially and she asked that the board please take it easy on the
77 taxpayers.

78

79 The board also discussed how the end of year annual surplus is applied. Dave Beaudin questioned how
80 much of the surplus is typically left at the end of the year. O.J Robinson will find out that number and
81 let him know at the next board meeting. Tamra Ham stated that the NH Department of Revenue typically
82 requires 8-14% be kept in reserves. She added that after Hurricane Irene, the Town had to draw a
83 substantial amount from reserves. She was very happy that there was a fair amount in reserves to help
84 pay for all of the damages.

85

86 Paul Beaudin stated again that as a taxpayer, he feels the board can do a better job in their financial
87 planning.

88

89 **Town Manager's Report**

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91 **Pollard Road Rehabilitation Update**

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93 The Pollard Road reconstruction should be complete this week. Some landscape work and seeding will
94 have to be done in the spring. The Kanc Rec Road is also complete. Alex Ray has worked with the

95 Town on the drainage issue from the Common Man parking lot onto the Kanc Rec Road so that will not
96 be an issue going forward. The quality of the work done on these roads is excellent.

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99 **Update on Skate Park**

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101 The Town has a landscape architect waiting to hear from Spohn Ranch to start the design work for the
102 skate park.

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104 **Ice Castle Memorandum of Understanding (MOU)**

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106 The ice castle will definitely be located at the Hobo Railroad this year. The Town is awaiting the MOU
107 from the company.

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109 **Riverbank Stabilization**

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111 The property owners located along the levee have requested a meeting with the Town. Town Manager
112 Burbank sent each of them a confidentiality release drafted by town counsel. The meeting date is to be
113 determined however a member of the board should be present. Patricia McTeague offered to attend.

114

115 **Loon Mountain Bridge Update**

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117 R.M. Piper has passed all of the engineer's reviews for this project. It appears that they will be awarded
118 the contract. As soon as it has been awarded, R.M. Piper has stated that they will begin working right
119 away.

120

121 **Fire Department Furnace**

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123 The current furnace at the fire station was condemned. The new gas furnace will be installed next week.

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125 **Solid Waste Facility – Brush Disposal**

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127 The Town hired a commercial chipper to take care of this season's brush pile. There were no noise
128 complaints and the company hauled all of the chips away. It was \$3500 for a day and a half of chipping.
129 The board was happy to hear that this will do away with the burning of brush at the facility.

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131 **Correspondence**

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133 O.J. Robinson read a letter of thanks from Herb Lahout regarding Fire Chief Beard. The letter has been
134 attached to the meeting minutes. Town Manager Burbank stated that Ron has been very busy with
135 several sensitive health and fire related issues. He has been doing a great job.

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137 O.J. read a letter regarding the foreclosure and sale of the Beacon Resort. The board asked that Tax
138 Collector Whitman sees that all taxes have been paid on the property before it goes to sale.

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143 **V. NON PUBLIC SESSION pursuant to RSA 91-A:3II(e)**

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145 **MOTION: “To go into Non-Public Session pursuant to RSA 91-A:3II(e) legal .”**

146 **Motion: Tamra Ham Second: Patricia McTeague Roll call vote was all in favor.**

147

148 The Board went into non-public session at 7:00pm.

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150 **MOTION: “To enter back into public session.”**

151 **Motion: Tamra Ham Second: Patricia McTeague Roll call vote was all in favor.**

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153 The Board came back into public session at 7:25pm.

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158 **VI. ADJOURNMENT**

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160 After reviewing the weekly accounts payable and with no further business to attend to, the Board made
161 the following motion.

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163 **MOTION: “To adjourn.”**

164 **Motion: O.J. Robinson Second: Tamra Ham All in favor.**

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166 The meeting adjourned at 7:35pm.

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170 Respectfully Submitted,

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173 Brook Rose

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176 Approval Date ____/____/____

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Chairman O.J. Robinson

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Tamra Ham

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Patricia McTeague

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