

Lincoln Board of Selectmen – Meeting Minutes  
January 10, 2011

**Board of Selectmen Present:** Chairman Peter Moore, Selectman Deanna Huot and Selectman Patricia McTeague.

**Staff:** Administrative Assistant Brook Rose

**Members of the Public:** Budget Committee Chairman Charlie Cook, Paul Beaudin, Susan Chenard and Tamra Ham.

## **I. CALL TO ORDER**

Peter Moore called the meeting to order at 5:30 PM.

## **II. MINUTES OF THE PREVIOUS MEETINGS**

**MOTION: Patricia McTeague made a motion that the meeting minutes of January 3, 2011 be approved. Deanna Huot seconded the motion. Motion carries.**

**MOTION: Deanna Huot made a motion that the meeting minutes of January 4, 2011 be approved. Patricia McTeague seconded the motion. Motion carries.**

## **III. OLD / NEW BUSINESS**

### **Transfer of 36 Lodge Road, Unit A210**

Brook Rose will contact Lauri Rubner to see what the status of the transfer is and report back to the Board. She had not heard from Ms. Rubner this week.

### **Lincoln Business Park**

Paul Beaudin stated that he has concerns with some of the recent discussions the Board has had regarding the Donahue agreement. He is especially concerned with what Peter Joseph said about the Donahue agreement not being a valid agreement and does not understand how Mr. Donahue cannot be held to developing one of the two parcels of land. He added that he thinks it is terrible that Mr. Donahue will not hold up his end of the agreement to develop and start a business on the lot. He wanted to know the intent of the Board and whether they would hold Mr. Donahue accountable. Peter Moore replied that the validity of the agreement was discussed at prior meetings and what Mr. Beaudin is referring to in the minutes has to do with the legality of the wording in the agreement. The Board would like to speak with the Donahues as soon as possible. Mr. Donahue was suppose to submit plans for development of the park to the Planning Board back in 2009 and the Town has not heard anything from him since.

Deanna Huot stated that she believes the Board needs to take a step back to look at the big picture. When the Town began this process, the goal was to bring jobs to the area and to sell the lots in the park at a low cost to facilitate growth. She added that she believes the Town missed a good opportunity to move forward when they chose not to go into business with Mr. Spanos. She believes in hindsight, this was a mistake as the park is now just sitting empty. Ms. Huot

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believes that the Town needs to be more flexible and willing to work with local businesses. Charlie Cook stated that he wished there was a way to get the Donahue's to follow up on their end of the agreement. He added that the Board would be wise not to be set on getting market value for lots when the difference would eventually be made up for with the tax revenue coming back to the Town. Deanna Huot mentioned that business parks all over the State are having the same kinds of problems filling lots and attracting businesses.

Deanna Huot also mentioned that she spoke with Town Attorney Peter Malia this week regarding the Donahue agreement. Attorney Malia advised her that if in fact Mr. Donahue is not in compliance with the agreement, he is in breach of the contract and therefore forfeits the right of first refusal on the lots. Mr. Donahue is not able to benefit from an agreement he didn't follow through on. The Board was in agreement that the Town should not negotiate or contract with any realtors until this issue has been sorted out. Peter Moore added that notifying the Donahues of their breach of contract via a letter from the Town Attorney should be the next step.

### **Revisions to the 2011 Selectmen's Recommended Budget**

The Board discussed the budget changes Peter Joseph recently recommended to the Board. Mr. Joseph recommended three revisions be made mostly due to issues and corrections that have come up since his originally proposed budgets. The first was that the Board increase the Community Building (line item 01-4526-100) from \$41,000 to \$41,552, due to an error in calculating the Program Coordinator's wages in the budget originally approved by the Selectmen. The bottom line of the Community building budget would increase from \$75,467 to \$76,019. The second recommended revision was to reduce the Solid Waste Department Revenue offsetting revenue from tipping fees from \$40,000 to \$20,000 as Mr. Beaudin estimates the total department revenue will only be \$40,000 this year. The total revenue is then split 50/50 with the Town of Woodstock. The third recommendation was to reduce the offsetting revenue in the Recreation Department budget by \$250. The Woodstock Budget Committee requested that their half of the \$500 for maintenance of the Riverwalk Trail be excluded from the 50% expense figure that is used to calculate their reimbursement to the Town of Lincoln. This would reduce the total offsetting revenue to \$142,064. The Board approved of all of these changes and made the following motion.

**MOTION: Patricia McTeague made a motion to approve the three recommended changes to the 2011 Selectmen's Recommended Budget as listed above. Deanna Huot seconded the motion. Motion carries.**

The Board proceeded to review each line item of the capital reserve/trust funds. Deanna Huot explained each item to the Board and some changes were made. The Board agreed to add \$10,000 to the Revaluation (from \$55,000 to \$65,000), to add \$20,000 to the Public Works Vehicles (from \$0 to \$20,000) and to add \$10,000 to the Sewer System Rehab (from \$18,000 to \$28,000). This will increase the subtotal to \$600,590 and the grand total to \$675,540. Peter Moore thanked Deanna Huot for reviewing the capital reserve/trust funds with the Board.

Budget Committee Chairman, Charlie Cook commented that in general he does not think the Board puts away enough money or staggers the funds properly into the capital budget. It is his

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opinion that the Board should be putting away funds years ahead of scheduled purchases, not putting funds in the year the purchase is going to be made. This is not the design of the capital reserve fund. Deanna Huot agreed with Mr. Cook which is why the Board made the changes they did to the capital reserve / trust funds.

**MOTION: Deanna Huot made a motion to accept the Capital Budget as amended. Patricia McTeague seconded the motion. Motion carries.**

#### **IV. PUBLIC PARTICIPATION**

Tamra Ham informed the Board that the Town of Woodstock did not approve the request of Linwood Ambulance to increase their allocation by \$5,000 and they even cut the allocation by another \$5,000. She added that the Woodstock Budget Committee is also complaining about the Kanc and Community Building budgets and there were even one or two committee members threatening to delete those budgets entirely although the Woodstock Board of Selectmen did state their full support of the Recreation budget.

Mrs. Ham is encouraging residents of the Town of Woodstock to attend their Town's Public Hearing of the Budget. The Board did not understand why the Town of Woodstock's Budget Committee does not support recreation for their residents. Deanna Huot stated that the Town of Lincoln would like to avoid having to raise the rates for Woodstock residents. She added that if the Town of Woodstock does not contribute there would either not be a Recreation Department at all or the rates would be so high, they would not be unaffordable to Woodstock residents.

#### **V. ADJOURNMENT**

As there was no further business to attend to, the Board adjourned at 7:25pm and went on to review the accounts payable for the week ending January 7, 2011.

Respectfully submitted,

Brook Rose

Approval Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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LINCOLN BOARD OF SELECTMEN:

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Chairman Peter Moore

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Selectman Patricia McTeague

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Selectman Deanna Huot