

TOWN COUNCIL MEETING
October 01, 2012

The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry, NH.

PRESENT: Chairman, John Farrell; Vice Chairman Tom Dolan; Councilors: Tom Freda, Jim Butler; Joe Green; Acting Town Manager, LPD Chief William R. Hart; Executive Assistant Margo Lapietro.

Call to Order

Chairman Farrell opened the meeting at 7:05M with the Pledge of Allegiance. This was followed by a moment of silence for the men and women fighting for our country both here and abroad and for first responders.

Public Comment

Summerview Energy – Cable Horan a representative from Summerview Energy was in attendance. Chairman Farrell explained that one of the Council's goals is to look at utility options for the town. There have been news articles about PSNH raising the rates again; we are going to continue to look at things to help the citizens. C. Horan introduced the owner Steve Trefethen to Council. S. Trefethen explained that residents can join their energy program and save up to 20% on their electric bills. He explained that they are allowed to put the supply side of the electric out to bid and they deal with all the large companies. The town will be "G" rated which is the commercial rate and it will be 9 cents a KW/hour. S. Trefethen estimated that our town uses 20 – 40M KW. Rates have been going up. He said he has recently quoted prices in the 3M KW range for 6.5 cents per KW hour, which would be a savings of a half a million to one million dollar savings per year. S. Trefethen explained they do only fixed pricing. Whoever comes back with the best bid is the price. Councilor Dolan verified that his quote would include town buildings as well as school buildings and S. Trefethen responded yes. Chairman Farrell said the town side alone uses 125K KW a month. C. Horan said he just did one in that range and they came in at about 6.75 or 6.8 cents. He also explained the customer has to sign up for a three year period. Councilor Green asked how much a residential user will save; C. Horan responded that households are a lot less than commercial. The average house will save \$20.00/month. Councilor Butler confirmed that they only supply the product, PSNH still maintains poles, etc.; C. Horan responded that was correct. C. Horan explained they have two programs: one program is a negotiated program on the residential side that they do every month. Another program is a fixed rate for residential, which will right now be around 6.9 cents but it will go up because PSNH is going up; both programs would automatically switch back to the lower rate if PSNH's rate is lower. Councilor Dolan asked C. Horan if they dealt with natural gas and he responded yes. They also have contacts with propane. State Rep., Al, Baldasaro asked S. Trefethen if he was willing to negotiate a contract with the town would they be willing to have a 30 day window to open it up to homeowners to the same rate in the contract. C. Horan

responded that is more difficult, you would have to look at how you co-op that out to the whole town. Most suppliers that do commercial won't take homeowners. Chairman Farrell asked the Acting Town Manager to talk to Steve Cotton, the Administrative Support Coordinator to put something on the website. Acting Town Manager, LPD Chief Hart responded yes but did state that the Town is looking at other suppliers. Councilor Green said we should indicate on the website which supplier does residential and which does commercial.

Londonderry Fire Department - LFD Chief Kevin MacCaffrie and Firefighter/Paramedic Bruce Hallowell were in attendance to demonstrate the new monitor/defibrillators recently acquired by the department. The new model is only 12 lbs. versus the old model that weighed 22 lbs. He informed the Council that every truck will be supplied with one. He proceeded to explain the differences between the old and new models. Councilor Green suggested having this equipment located at all recreation fields. Councilor Butler questioned the life expectancy of the new equipment and if they needed calibration. B. Hallowell responded the turnover is 6-7 years. There is a maintenance contract but the unit does a self-test every time it is turned on. They also have a tester that can be used to check the strength of the shock. He stated that we have 6 units now. Councilor Freda asked what happens with the old ones – B. Hallowell responded they will be traded in.

Councilor Green said he is the Liaison on the Master Plan Steering Committee and he requested that all the Councilors look at the draft Master Plan to make sure they are going in the right direction. He said they want input from the Councilors.

Stacy Thrall, Elder Affairs Chair was in attendance because she wanted to know the level of commitment from the town regarding development of senior affordable housing on Sanborn Road. They worked with Southern NH Services (SNHS) last year to put in a packet to HUD for funding to develop a piece of property. The environmental study done by SNHS had issues with some environmental items and they did not think it would pass HUD requirements for funding. They decided at that point to go with another piece of property. They did not get the monies and this year HUD is not funding any projects. The Elder Affairs Committee is waiting until 2013 to see if funding will be allocated for HUD. The committee had never come back to the Town to see where they were at about the Sanborn Rd. property. She explained the committee received something in writing from the Town acknowledging that the Council was committing the land to senior housing; but the committee doesn't know where they are at this point. Chairman Farrell asked her if they are still interested in the land and she responded yes. S. Thrall said one of the developers said it would take a few years to find out if they have funding. She wants to know if the Town is committed to waiting a few years for the property. Chairman Farrell said the sitting Council at that time gave permission to have the property; but he also informed the Council that the Dog Park Committee is interested in the property as well. Councilor Green asked if the property is still environmentally hazardous. S. Thrall read the report recommending a remedial plan to address the arsenic levels in the soils, remove an automotive fuel tank, remove an old drum and continue long term ground water monitoring. Testing of the soil under the fuel tank and old drum should be done after removal. The remedial issues would have to be done before applying for funding. Councilor Green asked if funding has to be put in place to pay for the clean-up. A. Baldasaro said he thought this was one of the Superfund projects that the state funded to clean up. Chairman Farrell said it was an old tire dump and thought the property was

going to be served by sewer and water. A. Baldasaro confirmed that sewer and water was going to be brought in with a CDBG Grant. Councilor Butler said if HUD won't support the project who is going to pay for the expense to clean it up when we don't know the price to clean it up. Councilor Green said we should take a look at it and ask the Acting Town Manager to research it and get back to us. If we don't identify the area for seniors we should look elsewhere, housing for seniors is long overdue. Chairman Farrell asked the Acting Town Manager to talk to EnviroSense about where we stand with the environmental issues. A. Baldasaro said the state has monies to take care of this. Councilor Dolan said he is pretty sure it is not a superfund site. He asked about the continuous ground water monitoring; where is that request coming from. S. Thrall said that came from SNHS, it gets checked yearly she doesn't know who does it. Councilor Dolan stated that is usually done to protect the drinking water supply; if we are bringing in town water why do it. It will reduce the cost if we don't do the monitoring particularly if no wells are being dug. S. Thrall said she will get a hold of the company who did the environmental inspection and talk to them. Councilor Dolan said he was disappointed in the project due to the fact that there were federal monies involved we were not allowed to give preference to Londonderry senior citizens. He questioned if that is still the case. A. Baldasaro responded that is the case – the application date will be advertised and it will be first come first served. Councilor Dolan asked if the town enters into a partnership with the developer what is the process. Do we have something that adds transparency to the process. S. Thrall said they interviewed both private and non-profit developers and the committee decided they needed to go with a non-profit developer. They are familiar with the system and know how to do the grant writing. She said that Andre Garron was involved with the selection process and came to the Council to introduce the developer. Councilor Dolan recommended that we review that process to make sure we are within our specified guidelines for the bid process. A. Baldasaro said the taxpayers will get the benefit because it is a HUD202 it will pay a certain amount of money towards the property. Councilor Freda asked what is the date of the environmental study; S. Thrall responded April 25, 2011. Councilor Dolan clarified it was classified as a "Brownfield" area. Councilor Freda asked S. Thrall what the estimate is to clean up the site. She responded she didn't have that information. Chairman Farrell said the Council still supports the project she just needs to find out who cleans it up. S. Thrall said Dottie Grover, Chair of the Dog Park Committee didn't realize that the Elder Affairs was still interested in the property because the Dog Park Committee was also interested in it. She specified that they were amicably working out the issue.

Chairman Farrell asked the Council if they wanted to continue the practice of re-interviewing land board volunteers who wanted to be re-elected to their new terms on the boards. Councilor Green was in favor of re-interviewing. Councilor Dolan said he would like to interview only new candidates; the rest of the Council agreed with him. Chairman Farrell said he would like to see them re-establish having the Chairs come in for a yearly update. Having the Officers come in would be better, consensus was to do that once a year.

Chairman Farrell said only three Councilors have completed his request for 10-12 candidates applying for the Town Manager position. He said he needs them ASAP.

Public Hearing

None

Old Business

None

New Business

Order #2012 – 17 – Expenditure of Maintenance Trust Funds for Various Projects - Chairman Farrell read the first reading, second hearing/public meeting waived. **Councilor Freda made a motion to accept, second Councilor Green.** Open for discussion. **Council's vote 5-0-0.**

Londonderry Fire Department – Application for a Sign Grant – Firefighter Vinnie Curro & Chief Kevin MacCaffrie were in attendance. The Chief explained they are applying for a sign grant beginning 10/1 for a 50/50 grant. V. Curro said the purpose of the sign is to try to get more emergency information out to residences by replacing the current sign at Central. The idea is to increase emergency communications to the townspeople. He explained he toured and talked to some other fire stations (Auburn, Derry, Salem) and all applied for the 50/50 grant and all received it. He proceeded to show pictures of what the signs looked like at the other three towns. He received three proposals: Barlo Signs, Jutras Signs and Sign Art. He said he just added Universal Sign as the fourth proposal. He proceeded to explain the sign layouts and lighting. Councilor Dolan congratulated V. Curro on his good work researching the signs but stated that they do not comply with the Londonderry sign ordinance. He did state as a government entity we can choose not to follow our Ordinance. Vinnie said he is correct that it does not comply. Councilor Dolan said the Planning Board and Heritage Commission have worked hard to suppress certain signs and sizes. The most offensive are electronic messaging signs. V. Curro stated the technology out there now lets the brightness be adjusted. Councilor Dolan said it is hard for him not to enforce our own sign ordinances while ignoring our own Ordinances. Businesses will have trouble with the fact that it is OK to put an electronic message sign in the middle of the historic section of town. If we are going to move forward with this we should have a couple of public hearings to get public input into it. Councilor Freda said he has been on the Planning Board for five years and every time we look at the sign ordinance there is always some exceptions to it. It is important to get the safety message out because that would be available when all other means of communication will be down. Councilor Freda reiterated that we have a lot of exceptions right now and used the example of the construction electronic sign that is put up by the town in front of the library. Councilor Green said he respects Councilor Dolan's historic aspect but we are talking about the safety of a municipality; we are protecting our citizens what other way can we do it? Councilor Green said we need good communication and explained that was an item that as was brought up in the Master Plan; he would like to get that out and he would like to see it go forward. Councilor Butler agrees with the safety issue but we have to lead by design. He wants to run the signs thru the appropriate boards and get public input. Chairman Green agreed that public input was important. Chairman Farrell asked when was the grant due, Chief MacCaffrie said this month; they are looking for a cost figure for the grant. The consensus was to sign for the grant. Chairman Farrell said he was on the Planning Board for 12 years; the sign ordinance started to be developed in 2003. Things have changed and he asked for a consensus of the Council to request that the Planning Board re-visit that Ordinance to see what

opportunity there is to change; stay in the rural character of the town but use the newer technologies that can enhance business and enhance others in the town. The Consensus was that Council requests the Planning Board to re-visit the sign ordinance and have public meetings about the ordinance. Chairman Farrell said communication was poor during the outages, any vehicle we can have to enhance that should be done. He pointed out that the school and airport do not follow our ordinances. Advances in new technology might make more appealing differences. Councilor Green asked for a time line; January 1st was decided by the Council as the due date. Reed Clark said don't change the process for people who are in business. This is for emergencies.

Londonderry Fire Department – Lease of Miscellaneous Fire Equipment - Acting Town Manager, LPD Chief Bill Hart said the monies for this were approved at the Deliberative Session as a warrant article. We are shopping for a variety of equipment listed in the attached memos from the LFD. The defibrillators are included. Finance Director Sue Hickey has investigated three banks with rates of about 3% to about 1.1% and possibly below 1%. Councilor Butler said he is not in favor of the pumper he is more in favor of the tanker. He explained we have had to use the tankers from other towns on numerous occasions. In the Hemlock after-accident report it was recommended that we procure our own tanker. He said he would rather see that be purchased in place of the pumper. Chairman Farrell said the tanker is in the CIP. Councilor Green said he didn't think we could change it. Acting Town Manager, LPD Chief Hart said we can't change the warrant because it was already voted on at the Deliberative Session and the Warrant was approved. Councilor Green asked if we don't spend the money what happens. Chairman Farrell responded it is a replacement. Chairman Farrell said if you want a tanker we are going into budget season in 2 weeks. LFD Captain Doug Cardwell said the pumper is a replacement of a 20 year old pumper, with no additional funding we need to maintain the fleet we have. We would love to have a tanker but we don't have the money right now.

APPROVAL OF MINUTES

Council meeting minutes of 9/17/12 – Councilor Freda made a motion to accept the minutes, second Councilor Dolan. Council's vote 5-0-0.

OTHER BUSINESS

Liaison Reports – Councilor Butler said he had a Traffic Safety Committee meeting tonight and they have resolved the Royal Lane issue. The Kendalwood Road issue will continue.

Chairman Farrell said he missed the Airport meeting but he has a private meeting with Airport Director Mark Brewer.

Town Manager Report - Acting Town Manager LPD Chief William Hart reported that Andre Garron has submitted his resignation, his last day is 10/12/12. He thanked him for his fine work the past 13 years. Kevin Barbosa from the IT department is also moving on and he will leave as of 10/5/12

Board/Committee Appointments/Reappointments

- A. Re-Appointment of Dan Lekas and Flo Silva to the Elder Affairs Committee as Full Members, 3 year terms with expirations of 12/31/15.
- B. Re-Appointments of Leitha Reilly and Marty Srugis as Alternate Members to the Southern NH Planning Commission, 1 year terms with expirations of 12/31/13.
- C. Re-Appointment of Alternate Deb Lievens to the Southern NH Planning Commission to a Full Member position with a termination date of 6/2014.
- D. Resignation of Full Member Don Moskowitz from the Southern NH Planning Commission.

Councilor Freda made a motion to accept all the above re-appointments and resignation, second Councilor Dolan. Councils vote 5-0-0

Chairman Farrell announced that Council will be meeting on October 4 at 4:30PM at the Londonderry County Club regarding the complaint about the discharge of firearms in that area.

ADJOURNMENT

Councilor Freda made a motion to adjourn at 8:45 PM, second Councilor Dolan. Council's vote 5-0-0.

Notes and Tapes by:	<u>Margo Lapietro</u>	Date: <u>10/01/12</u>
Minutes Typed by:	<u>Margo Lapietro</u>	Date: <u>10/03/12</u>
Approved by:	<u>Town Council</u>	Date: <u>10/15/12</u>