

**Town of Chester
Board of Selectmen Meeting
Thursday, July 17th, 2014
Municipal Complex
Approved Minutes**

I Preliminaries

7:00 PM Call the Meeting to Order

Roll Call

Pledge of Allegiance

Chairman’s Additions or Deletions

Public Comment (10 minutes)

Approval of Minutes

Mike Oleson – Debris Cleanup Update, Road Work Update

Jean Methot – Old Stagecoach By-Way

Attorney Michael DiCroce (Introduction to Selectmen – seeking Rockingham County Attorney’s Position)

Capital Improvement Projects

IT Budget Management

Roundtable

Public Comment (10 minutes)

Non-Public Sessions

Adjournment

1.1 Call to Order

Chairman Landau called this meeting of the Town of Chester Board of Selectmen to order at 7:02pm.

1.2 Roll Call

Selectmen present:

Jack Cannon

Joe Castricone

Joseph Hagen

Stephen Landau

Richard LeBlanc

Members of the Public present, at various times:

Michael DiCroce

Jean Methot

Michael Oleson, Road Agent

Matt Rittenhouse, Tri-Town Times

Craig Robie

Thom Roy, Building Inspector

Carolyn Scott

Leroy Scott

And other persons unknown to the Recording Secretary

1.3 Pledge of Allegiance

Chairman Landau led the attendees in the Pledge of Allegiance.

1.4 Additions and Deletions

54

There will be non-public sessions on reputation, and discussion of a contract; Capital Improvement Projects and management of the IT budget will also be discussed.

58 *1.5 Public Comment*

60 Leroy Scott stood and was recognized. He stated that a board has apparently been removed from the covered bridge at Wason Pond, which is a hazard; the board was located on the pond side, right over the valve pipe. Chairman Landau stated that he would pass the message along.

64 As no other Members of the Public wished to be heard, Public Comment was closed at 7:18pm.

66 **II. Old Business**

68 *2.1 Approval of Minutes*

70 This subject was not discussed tonight.

72 *2.2 Mike Oleson – Debris Cleanup Update, Road Work Update*

74 Road Agent Oleson appeared before the Board to discuss various Highway Department related issues.

76 He would like the Board to waive the bidding process for paving, as he has used the same contractor for seven years; they not only have a good relationship, but the price of their asphalt is \$0.50 - \$1.25 lower than that being used by other neighboring towns (\$68 for wear course and \$64.25 for binder). They also recently paved Lincoln Lane for only the funds that were available.

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82 He plans to pave Great Oak Drive and Reed Road, put a wear course on Dump Road, and work on one other road, unchosen as of yet, this summer. Reed Road will be paved with CIP funds; the others are out of his budget. He expects to spend \$300k on this project out of the \$460k available (\$350k in CIP funds and \$110k in the budget).

86 The cost of asphalt is not the only cost of performing this road work; test pits need to be dug, reclaiming and shoulder work done, etc.

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90 Vice-Chairman Hagan moved that the bid process be waived and Road Agent Oleson be allowed to make the paving decision; Selectman LeBlanc seconded the motion. The vote was unanimous in the affirmative; so moved.

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94 He has also begun the debris removal process; four of his usual snowplowing contractors will be hauling debris for two days, which will allow enough area to begin work on the building. The building will be three walls, from 36’x40’ to 40’x40’, 2x8 framed, and with an 18’-20’ garage door. He expects it to cost ~\$85k. He believes that if the Town buys its own materials and hires subcontractors, with him acting as General Contractor, it will cost less; Chairman Landau agreed, stating that RFPs tend to be a lengthy and expensive process. Selectman Cannon noted that is typically costs less to perform any project internally.

100 The Board would like more detailed information before any decisions are made; Road Agent Oleson will procure quotes and forward them to Administrative Assistant Martin.

102

104 Selectman LeBlanc moved to allow Road Agent Oleson to handle the addition to the Town Shed project in house and return with figures; Vice-Chairman Hagan seconded the motion.

106 Craig Robie stood and was recognized. He asked if the Board really planned to allow the Road Agent to

108 handle this project without having any dollar figures beforehand. He also noted that with the Transfer
Station Roof project, the bids received from the RFP were much less than the originally estimated cost;
110 this could happen with the building project as well. Vice-Chairman Hagan clarified that the plan was for
Road Agent Oleson to procure prices, and then return to the Board; at that point the Board would decide
112 whether to go in-house, or to start the RFP process. It would allow for saving money and completing
the project in a more timely fashion.

114 The question was called. The vote was three in favor with Selectman Cannon abstaining and Chairman
Landau opposed; so moved.

116 Gregsak has done the plot plan, and Road Agent Oleson has met with the Building Inspector; he still
118 needs to go before the Planning Board.

120 Road Agent Oleson departed the meeting table at 7:49pm.

122 **III. New Business**

124 *3.1 Jean Methot – Old Stagecoach By-Way*

126 The State has recently approved the Old Stagecoach scenic byway. Mr. Methot appeared before the
Board to request that the Town purchase appropriate signage to be installed in four locations in Chester:
128 at the Auburn and Sandown town lines, at the 121/121A intersection, and in the center of Town. These
signs will be 18” x 18”; American Flagging & Traffic Control in Hudson has the template. They will cost
130 \$38.65 each, and he is requesting four. The Highway Department will provide the posts.

132 Selectman Cannon moved that Mr. Methot be authorized to spend up to \$200 on the Old Stagecoach
Byway signs; Selectman Castricone seconded the motion. The vote was unanimous in the affirmative;
134 so moved.

136 Mr. Methot will speak with Administrative Assistant Martin about ordering these signs using the Town
credit card.

138 Mr. Methot is also spearheading Chester’s 300th Anniversary celebration, scheduled for August 2022.
140 Current plans include a parade, a pageant, entertainment, concessions, etc. He is currently putting
together an outline of what Committees will be needed; each Committee Head will belong to the
142 Executive Committee, plus he would like a representative from the Board of Selectmen.

144 Mr. Methot expects that this celebration will cost ~\$40k, and the Town has already voted to raise and
appropriate a portion of the necessary funds for this at the last two Town Meetings. The Chair of the
146 Budget Committee has asked for more information; Selectman Cannon would prefer that the budget not
drive the process.

148 Mr. Methot departed the meeting at 7:17pm.

150 *3.2 Attorney Michael DiCroce (Introduction to Selectmen – seeking Rockingham County Attorney’s
152 Position)*

154 The current Rockingham County Attorney has been forced out of office, and Attorney DiCroce is seeking
election to the position. He has been working in Rockingham County for 23 years, and works as the
prosecutor for seven towns, including Chester. He cited his experience, including over 100 jury trials,
156 and his good reputation, which will help in cleaning up the County Attorney’s office. His company,
DiCroce Prosecutions, will continue working as the Town’s prosecutor should he be elected.

158 Attorney DiCroce departed the meeting at 7:22pm.

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3.3 *Capital Improvement Projects*

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Chairman Landau asked for Capital Improvement Project suggestions for the Executive Department.

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Vice-Chairman Hagan suggested handicap access to the second floor of Stevens Hall - the current elevator should be replaced. Selectman LeBlanc suggested replacing the floor in the Multi-Purpose Room, including drainage work.

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No other suggestions were made. Chairman Landau will speak with the Planning Board.

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3.4 *IT Budget Management*

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There was never any decision as to who would manage the newly created IT budget, which would include invoice review and coding. Chairman Landau suggested that Town Clerk Gagnon would be the best person for this job; Selectman Cannon agreed. Chairman Landau will ask Town Clerk Gagnon if she is amenable.

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178 **IV. Selectmen’s Business**

180 4.1 *Roundtable*

182 *Selectman Cannon:*

- Nothing to report.

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Selectman Castricone:

- The Recreation Commission would like to meet with the Board next week (July 24th, 2014) in order to discuss trash on the Wason Pond beach. Depending on how long the Nobis appointment for that evening will take, however, this may need to be pushed back another week. Trash apparently builds up over the weekends. After much discussion, including input from Road Agent Oleson, it was decided that Maintenance Supervisor Amato and one of the Highway Department employees will go to the beach the next two Monday mornings and police the area until a long term solution can be found. Selectman LeBlanc stated that the Town may need to hire additional people for maintenance work should projects continue to be added to Mr. Amato’s workload. Chairman Landau will contact both Nobis and the Wason Pond Commission.

196 *Selectman LeBlanc:*

- Maintenance Supervisor Amato has spoken with American Eagle about the Post Office painting job. According to Mr. Kelly, the new windows should be in this week, and work will begin in a week or two.

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Vice-Chairman Hagan:

- Nothing to report.

204 *Chairman Landau:*

- The Town has received a letter from the company providing the Finance Contractor; they are breaking up, and one half has offered to continue the consulting services. This will be discussed in non-public session.
- Discussion continued about the lease for the cell tower at the Transfer Station. There is confusion about whether the lease signed in 2003 is still in force or not; additionally, it appears that the payments decrease rather than increase some years. The lessee has been contacted for clarification, and it has been sent to Town Counsel for review.
- Chairman Landau and Selectman LeBlanc attended mediation last Thursday between the towns

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214 being sued by the utility companies for assessment, and the New Hampshire Electric Co-op.
216 The towns were represented by Attorney Christopher Boldt of Donahue, Tucker & Ciandella. No
218 agreement was reached. Selectman Cannon noted that this case presents a real risk to
Chester’s taxpayers should it go to court and the decision go against the Town; seven-figure
abatements are possible. Drastic measures, including curtailment of services and reduction in
force, are possible.

- 220 Chairman Landau called the winning bidder for the Transfer Station Roof job to find out the start
date; he has yet to receive an answer and will call again.

222 4.2 *Public Comment*

224 As no Members of the Public wished to speak, Public Comment was closed at 8:25pm.

226 4.3 *Non-Public Sessions, which include separate sessions with Mike Oleson, Road Agent; Thom Roy,
228 Building Inspector; and a Discussion of Mediation with New Hampshire Electric Co-op re
Assessments*

230 Chairman Landau moved to go into non-public session for five items under RSA 91A:3 II (a) Public
232 Employees, (c) Reputation, and (e) Pending Litigation; Selectman LeBlanc seconded the motion. The
vote was unanimous in the affirmative; so moved.

234 The meeting room was closed at 8:25pm. Building Inspector Roy remained in the room.

236 Building Inspector Roy departed the meeting at 8:56pm; Road Agent Oleson entered the room.

238 Road Agent Oleson departed the meeting at 9:03pm.

240 The meeting room was re-opened at 9:32pm.

242 Selectman Castricone moved that the Board come out of non-public session; Selectman LeBlanc
seconded the motion. The vote was unanimous in the affirmative; so moved.

244 Chairman Landau moved that the Board seal the first non-public session, with Building Inspector Roy on
246 Reputation, for an indefinite period; Selectman LeBlanc seconded the motion. The vote was unanimous
in the affirmative; so moved.

248 Chairman Landau moved that the Board seal the second non-public session, with Road Agent Oleson on
250 Public Employees, for an indefinite period; Vice-Chairman Hagan seconded the motion. The vote was
unanimous in the affirmative; so moved.

252 Chairman Landau moved that the Board seal the third non-public session, on Reputation, for a period of
254 three (3) months; Selectman LeBlanc seconded the motion. The vote was unanimous in the affirmative;
so moved.

256 Chairman Landau moved that the Board seal the fourth non-public session, on Public Employees, for a
258 period of thirty (30) days; Selectman Castricone seconded the motion. The vote was unanimous in the
affirmative; so moved.

260 Chairman Landau moved that the Board seal the fifth non-public session, on Pending Litigation, for an
262 indefinite period; Selectman Castricone seconded the motion. The vote was unanimous in the
affirmative; so moved.

264 **V. Adjournment**

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The next meeting of the Board of Selectmen is Thursday, July 24th, 2014 at 7pm in the Meeting Room.

268

Chairman Landau moved to adjourn the meeting; Vice-Chairman Hagan seconded the motion. The vote was unanimous in the affirmative; so moved.

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272 The meeting was adjourned at 9:34pm.

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Respectfully Submitted,

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Debra H. Doda