

**MINUTES OF PUBLIC HEARING TO REVIEW  
PROPOSED BUDGET AND WARRANT ARTICLES  
THURSDAY, FEBRUARY 9, 2006**

Chairman Maxfield called the public hearing to order at 7:00 P.M. Present are Selectmen Maxfield, Bowles and Little.

- I. Chairman Maxfield stated that the purpose of this hearing is to discuss any changes or additions to the budget and warrant articles that have occurred since the first public hearing held on January 24th. He stated that the first session of Town Meeting is Tuesday, March 14, 2006. Voting will take place at Fire Station #2 on Clough Hill Road and the polls are open 8:00 A.M. until 7:00 P.M. The second session will be Saturday, March 18, 2006 starting at 9:00 A.M. at the Safety Complex on Cooper Street.
  
- II. Chairman Maxfield said the Board was not going to review the entire budget or warrant articles that have already been discussed. The proposed operating budget for 2006-2007 is \$4,047,399.00. This is up from last year by \$73,705.00 or 1.85%. Chairman Maxfield stated that the Board feels this is a very conservative budget. Chairman Maxfield said that the only change to the budget is on page 3, under Planning Board. Account #01-43119-300-343 Data Processing in the amount of \$500.00. This is for maintenance of the Planning Board and Zoning Board computer system. This is not to add a computer. Chairman Maxfield noted that the description under the Zoning Board budget, account #01-41913-300-343, was changed from Computer to Data Processing. Those are the only changes to the budget since the first hearing.
  
- III. Chairman Maxfield noted that warrant article #6 was modified to include the words "non-aerial spraying" to define the type of mosquito control program that would be utilized. Selectman Little read the article in its entirety. Chairman Maxfield stated that article #7 is a new article. Chairman Maxfield said the Selectmen have the authority to sell land; they do not have the authority to buy land or buildings. The article reads as follows: To see if the Town will vote to adopt the provisions of RSA 41:14-a to give the Board of Selectmen the authority to acquire or sell land, buildings, or both, provided they shall first submit any such proposed acquisition or sale to the Planning Board and to the Conservation Commission for review and recommendation by those bodies. If adopted, the provisions shall remain in effect until specifically rescinded by the Town at any duly warned meeting. The Selectmen recommend this article. Tom McCue questioned the provisions of the article, which include the requirement of holding at least two public hearings on any proposed purchase. The Selectmen will confirm this requirement. Chairman Maxfield advised that article #8 is also a new article.

This would change the purpose of the existing Town Office Building Capital Reserve Fund to include the wording for land acquisition and/or future construction of a Town Office Building. This article is contingent on passage of article #7 and requires a 2/3 vote. Tom McCue questioned whether there would be any affect on the current Capital Reserve Fund if article #7 is defeated and article #8 had to be tabled. Chairman Maxfield said if that happened, the current Capital Reserve Fund would remain in place. Chairman Maxfield corrected the Selectmen's recommendation of this article to a unanimous recommendation. Chairman Maxfield moved on to article #9, which is also an addition to the proposed articles. This article was submitted by petition, if for a one time appropriation to allow the Selectmen the option of purchasing land for a new town office building. If no land were purchased that appropriation would revert back to the general fund at the end on the fiscal year on June 30, 2007. Chairman Maxfield explained the content of the article. He said that the unreserved fund balance is derived from excess revenues and under expenditures. It is like a savings account. Chairman Maxfield said that a portion of the unreserved fund balance is used to reduce the tax rate. He said that the Department of Revenue Administration recommends the Town retain 5% of the unreserved fund balance. He said that He and Selectman Bowles do not support this article because they do not want to tap into the unreserved balance. They would prefer to keep those monies for any unforeseen emergency. Selectman Little stated he is the one Selectman that is in favor of this article. He discussed the issue of the Town loosing out on land purchases in the past due to not having any funds available for this purpose. Chairman Maxfield discussed the Fire Marshall's report with the 18 deficiencies of the current Town Office Building as well as the structural evaluation from the Town Engineer. He stated that as a band-aid the Board has placed \$25,000.00 in the current budget to address some of the structural issues. Chairman Maxfield stated he agrees that a new Town Office Building is needed. He stated the Selectmen have increased the funds going into the Town Office Building Capital Reserve Fund from \$50,000.00 to \$100,000.00. Discussion ensued regarding how article #7, 8, and 9 are connected. Selectman Little stated if the funds were withdrawn from the Town Office Capital Reserve Fund for land acquisition it would deplete the money and it would take a while to build the funds back up for building construction. Discussion ensued regarding the reasons for article #7 and how it relates to article #9. Selectman Little stated the general consensus of the Board and the Building Study Committee is that the current site of the Town Office Building is not the best location to build the new Town Office Building. Bob Ordway asked if the lot on Foster Road had enough acreage to build the new Town Office Building. Chairman Maxfield stated he thought it was 2.5 acres. He went on to say that, he was the Chairman of the Building Study Committee and the Committee members did not agree about building on the current site. Tom McCue stated this past Committee felt there was a clear message from last year's Town Meeting to investigate the current site. He went on to say there was no clear decision from the Committee members

as to whether or not the current location was or was not the best option. Chairman Maxfield stated the last change to the warrant articles is relative to #13. He stated the Board added the work "tanker truck" into the wording of this article. Selectman Little stated this purchase is to replace a 1980's tanker truck, which is coming to its end of serviceable life. Tom McCue asked where it would leave the Fire Dept. CRF. The Selectmen stated if the budget passes as it is, that would leave \$76,853.05 in the CRF. Bob Ordway discussed the issue of the dry hydrant at the dam. Discussion ensued regarding if the dry hydrant was included in the contract or not. Mr. Ordway stated he felt this needed to be addressed now. Stuart Ramsay asked about last year's warrant article relative to a dry hydrant. Chief Burr explained that warrant article was specific to last year and for a dry hydrant on Bee Hole Road. This discussion of a dry hydrant is for the area in the Village at the dam. Discussion ensued regarding Chief Burr's budget relative to the water supply line, the plan for the bridge and dam, and the State DOT Bridge Inspection report from March 2005. Bob Ordway discussed the undermined area of the bridge abutment. Chairman Maxfield stated that the Selectmen are working with the Turner Group, as they have been the Engineering Firm that Mr. Ordway has worked with over the past few years on the bridge and dam issues. Phil Nadeau advised the Selectmen that under the Library part time wages the Library Trustees feel there will be a \$9,000.00 shortage in the budget as the budget does not allow for the addition of a part time page, and two part time clerks. The Board stated the Library Trustees never advised them of the additional employees. The Selectmen stated there is \$120,000.00 in salaries to run the Library in the proposed budget. Selectman Bowles stated he felt the Library staff would be shifting from all being upstairs to some of them working in the Children's Room. Mr. Nadeau stated they need the additional staff due to the increase in space. Selectman Bowles asked if the Library Trustees found out about this issue last night. Mr. Nadeau stated no. Chairman Maxfield stated Library Trustee Herb Huckins called him a few nights ago, but never discussed this issue. Chairman Maxfield stated the Library budget is up 22.42% over last year. The proposed figure is \$181,792.00. Selectman Bowles stated he thought the Library should run with the staff they have budgeted for the year and if they cannot manage then they should look into getting some volunteers in to help them out. Selectman Little stated if the Library Trustees really want the additional staff, they should be prepared to make an amendment to that line and a presentation at Town Meeting as he feels it is a little late to be coming forward with this now. Selectman Bowles stated he was not comfortable changing the line now either. Paula Miller asked about the heating system for article #12 relative to the J. O. Cate Van storage building. It was stated it would be a forced hot air system. Brian Ramsay asked about the Library telephone line. The Board stated they thought the internet costs were included in this line.

- IV. Chairman Maxfield stated there are nine zoning amendments to be voted on at the first session of Town Meeting. Selectman Bowles stated the

Planning/Zoning Secretary would be available to answer any questions relative to the zoning amendments. He also stated anyone could contact Mrs. Davis at the office if they have any questions. Selectman Bowles discussed the zoning issues. He stated the majority of the amendments are to be sure the definitions are included in both the Zoning Ordinance and the Land Use Regulations to be consistent. Selectman Bowles went on to say that Central NH Regional Planning Commission is working with the Board's to be sure there is consistency. Bob Ordway stated it is almost impossible to update both the Land Use Regulations and the Zoning Ordinance at the same time due to the requirements that the zoning amendments are voted on at Town Meeting, but they are working on getting everything in sink. Stuart Ramsay asked about the zoning amendment relative to cluster development. Selectman Bowles stated there are two options. Either the developer can leave the open space with the cluster and each homeowner owns a portion or they can give the open space to conservation with easements. Discussion ensued regarding open space options.

- V. Chairman Maxfield closed the Public Hearing for the second Budget Hearing to the public and opened it to the Board of Selectmen. Chairman Maxfield moved to adopt the 2006 – 2007 Town Operating Budget in the amount of \$4,047,399.00. Seconded by Selectman Little. All in favor. Motion carried. Selectman Little moved to adopt the Loudon Town Warrant State of NH as written. Seconded by Selectman Bowles. All in favor. Motion carried.
- VI. Tom McCue reminded those present of Candidates Night on Wednesday, March 1, 2006 in the Community Building and on Thursday, March 9, 2006 the Merrimack Valley School District Annual Meeting. Chairman Maxfield stated the proposed MVSD Operating Budget for 2006 – 2007 is \$31,943,676.00, which is up 4.64%.

Selectman Bowles moved to adjourn the meeting at 8:13 PM. Seconded by Selectman Little. All in favor. Meeting adjourned.

#### THE LOUDON BOARD OF SELECTMEN

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Roger A. Maxfield, Chairman

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Dustin J. Bowles, Selectman

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David M. Little, Selectman