

Town of Peterborough
Town Meeting – Open Session
Wednesday, May 13, 2015
Upper Town Hall, 1 Grove Street, Peterborough, NH

Town Moderator L. Phillips Runyon III called the meeting to order at 7:05 PM and led Pledge of Allegiance. Moderator Runyon began by briefly reviewing the Rules of Town Meeting.

Moderator Runyon recognized Barbara Miller of the Select Board who delivered a welcoming statement to the body. She described Peterborough's charter form of government which is a hybrid, incorporating official balloting and the open session, also known as town meeting. She explained what determines which items will appear on the ballot and which will go before the residents at town meeting. Ms. Miller recapped the results of yesterday's official ballot voting where there were 484 voters, for a 10% voter turnout.

Select Board Member Miller described the five remaining warrant articles for deliberation and voting. She also announced important forthcoming changes to Town Administration and the presentation of the Walter Peterson Medallion Award.

Moderator Runyon then recused himself and called upon Deputy Moderator Roland Patten to take over for the discussion and voting of Articles 8 and 10.

Article 8. GAR Hall and Adjacent Parcels Parking Lot

\$1,143,562

To see if the Town will vote to raise and appropriate a sum of **One Million One Hundred Forty Three Thousand Five Hundred and Sixty Two Dollars (\$1,143,562 gross budget)** for the purpose of constructing a parking lot, road access, pedestrian bridge, amenities, and associated activities and for land acquisition of a portion of lot U017-022-000 and a portion of lot U017-023-000 to be conveyed to the Town; further, to authorize the issuance of not more than \$1,143,562 of bonds or notes in accordance with the provisions of the Municipal Finance Act, R.S.A. 33.1 et seq., as amended; and to authorize the Select Board to issue, and negotiate, sell and deliver such bonds or notes and to determine the rate of interest thereon and the maturity and other terms thereof as shall be in the best interest of the Town. The Select Board is hereby authorized to apply for, obtain and accept federal, state or other aid, grants, gifts, or other forms of assistance which may be available for said project in order to facilitate the raising and appropriation of the funds referenced above and pass any vote relating thereto. The bond is a General Obligation Bond. The annual debt service payments are intended to be supported 100% by the Greater Downtown Tax Increment Finance District.

The Select Board recommends this appropriation.

The Budget Committee recommends this appropriation.

By ballot vote (Requires 2/3 vote).

Motion: Select Board Chair Barbara Miller moved the article; Select Board member Tyler Ward seconded the motion.

Select Board member Miller spoke briefly to the article and turned over the presentation to Nicole MacStay, Assistant Town Administrator.

Peterborough's downtown is constrained by two rivers, the buildings are built very close together, and the streets narrow. With today's reliance on cars, there is a need for available parking in the downtown area. The challenge:

- finding locations for parking that is convenient for shoppers, diners, and employees;
- making sure that those locations do not have a negative environmental or aesthetic impact;
- keeping the cost of construction and ongoing maintenance to a minimum; and
- respecting the historic features and settlement patterns of the downtown area.

A parking needs assessment was completed to show how buildings are being utilized and what zoning requires. The results showed that the 324 public spaces are inadequate and to meet today's demands, approximately 200 additional public spaces should be added. A secondary need is to have sufficient parking available for the continued economic and cultural vitality of the downtown area and to meet the demand created by additional redevelopment of under-utilized buildings. For downtown to continue to thrive, there must be sufficient parking for patrons, employees and business owners.

Over the winter of 2013-2014, an occupancy study was conducted to view how parking spaces are utilized and a survey was taken to inquire about parking habits and the perception of parking in the downtown. In February 2014, nine possible parking solutions were presented at a workshop and feedback was collected from those in attendance. Once proposal received substantial positive support: the GAR Hall/Riverwalk project.

Ms. MacStay then recognized Rodney Bartlett, Director of Public Works, who outlined the design considerations for the project. There was an environmental site assessment including wetlands, flood plain, shore land protection, dredge and fill, and storm water management. The parking lot will be 100% ADA assessable. He then went on to the estimated project costs and proposed funding. The project is supported 100% by the Greater Downtown TIF revenues and sale of the GAR Hall. The estimated 20-year bond at an interest rate of 3.5%. Estimated winter maintenance costs: \$16,200 annually (73.6 cents per sq ft) including snow removal and sanding. Estimated summer maintenance costs of \$6,400 annually.

Estimated Project Costs:

Design	\$80,000	funded in FY2015
Construction of parking lot	\$394,635	
pedestrian bridge	\$350,000	
Contingency (20%)	\$148,927	
Land Acquisition	<u>\$250,000</u>	
	\$1,143,562	requested FY2016
ESA Phase 1 investigation	\$4,600	offset by SWRPC Brownfield Grant

Projected Revenues:

Greater Downtown TIF funds	\$80,000	FY2015
Greater Downtown TIF funds	\$971,562	over 20 years
Proceeds from sale of GAR Hall	\$172,000	FY2016

Projected Financial Impact

Net Bond Amount	\$971,562	
Greater Downtown TIF Revenues	\$111,670	FY2015
Annual Bond Payment & Interest	<u>\$68,400</u>	
Annual Revenues Not Encumbered	\$43,270	

There were a number of speakers to the article. Deputy Moderator Patten reminded everyone to conduct any and all debate with civility.

George Sterling indicated that both the Greater Peterborough Chamber of Commerce and the town's Economic Development Authority endorse the project.

Ivy Vann spoke in favor of the article and said that more parking is needed to relieve zoning requirements.

Others who spoke in favor of the article include Andrea Cadwell, Betsy Gilcreast, Tamara Woodard, Peter Robinson and Willard Williams who, while a Greenfield resident, owns the Toadstool Bookshop and was granted permission to speak by the residents in attendance. He pointed out that there hasn't been enough parking in downtown Peterborough for more than 40 years.

Karl Kaiser asked if there will be guarantees that the GAR Hall will be preserved. Rodney Bartlett indicated that there is a preservation easement in the current purchase & sale agreement.

Francie Von Mertens, while supportive of the project, questioned today's need for 60 additional spaces. Who will guarantee minimal impact to wild life? Rodney Bartlett responded that there will be no use of salt in the winter and lighting will be limited to what is necessary for public safety.

Seth Chatfield asked whether this project would increase taxes. Rodney Bartlett replied that no one would see an increase in their taxes due to this project.

John Patterson was concerned about what would happen when the TIF District expires in year 2022. Rodney Bartlett responded that this will be addressed with Article 10. Bill Chatfield asked to vote on Article 10 prior to voting on Article 8. However, per John Ratigan, Town Counsel, Article 10 cannot be voted on out of order because bond items must be handled first.

Joanne Carr was concerned that this project will 'eat up' TIF funds, preventing other improvement projects in the future.

Paul Gard, a relatively new resident to town, asked how we can be guaranteed that the new parking lot will be used by employees and business owners so as to free up spaces outside businesses for customers and patrons. Rodney Bartlett indicated that the new lot will provide long-term parking. Other spaces in downtown can be converted to short-term parking, geared to the needs of business customers and patrons.

Peter Mazzone believes the project is geared for the Depot Square merchants and questioned whether the TIF funds that will be used are an illusion. Feels that money should be spent to bring big businesses to town which will, in turn, bring in families who will go to school here and spend money here. This parking lot is not the answer. Jeanne Dietsch also questioned the use of TIF

funds and asked what else the TIF funds could the TIF funds be spent on.

Rodney Bartlett briefly explained how TIF funds are generated and that 100% of TIF money goes to capital improvement within the TIF district..

Carol Kraus spoke about the impact of cars. Mark Wisan suggested the installation of parking meters, parking garages, limiting the use of cars in the downtown area. He said that we need to bring more business to Peterborough and fewer cars.

John Lawlor questioned the cost of the pedestrian bridge, felt it was excessive. Also stated that TIF monies should be spent for additional snow removal in downtown.

Others who spoke against the article included Eric Kratzenberg and Fran Chapman.

Peter Mazzone indicated that he has parking spaces he'd be willing to sell, for a lot less than this project. Can this project be postponed? Select Board Chair Barbara Miller responded that if you don't vote for this project, don't whine about the lack of parking.

Ivy Vann moved to call the question. Debate closed on Article 8 and Deputy Moderator Patten put the question to a ballot vote, requiring a 2/3 majority to pass. Used green ballots. YES favorable, NO against. The polls were declared open at 9:00 PM and would remain open for voting for one hour.

Deputy Moderator Patten announced at 10:00 PM that the polls were closed. Counting of votes commenced by Supervisors of the Checklist, William Sweet, Denise Sweet, and Mary Lee Leedham.

At 10:10 PM Moderator Runyon announced results of vote for Warrant Article 8:

187 ballots cast:

YES	142
NO	45

Warrant Article 8 passed successfully with more than the 2/3 required votes.

Article 9. Budget for Fiscal Year 2016

\$13,552,542

To see if the Town will vote to raise and appropriate the sum of **Thirteen million Five Hundred Fifty Two Thousand Five Hundred Forty Two Dollars (\$13,552,542)** for the support of General Government, Water, and Wastewater. This represents the fiscal year 2016 budget period, July 1, 2015 to June 30, 2016. This article does not include appropriations in special or individual articles addressed separately.

Pursuant to the Peterborough Charter, if the Official Ballot Session adopts an annual budget by approving **Article 3**, this article will be passed over.

The Select Board recommends this appropriation.

The Budget Committee recommends this appropriation.

Pursuant to the Peterborough Charter, the Official Ballot Session has adopted the annual budget by approving Article 3. Therefore, Article 9 was **PASSED OVER**.

Article 10. Modification to the 2012 Greater Downtown Tax Increment Finance District Area and Plan Duration

To see if the Town will vote to modify the 2012 Greater Downtown Tax Increment Finance District Area and duration of the Plan with a new effective date of July 1, 2015 and an expiration date of June 30, 2035, as presented at a public meeting on February 3, 2015 and a public hearing on March 3, 2015.

The Select Board recommends this article.

Motion: Select Board member Tyler Ward moved the article as read; Select Board member Liz Thomas seconded the motion.

Select Board member Ward spoke briefly to the article.

There were no speakers to the article.

Vote: By a show of paddles, the majority was in the affirmative and Warrant Article 10 was **PASSED**.

The podium was turned over to Moderator Runyon. He recognized Select Board Chair Barbara Miller who announced that this year, the Walter Peterson Medallion is awarded to Richard A. Dunning. The Walter Peterson Medallion is the highest award given by the Town of Peterborough and is awarded to a person who exemplifies the qualities and characteristics of the late Governor Walter Peterson: devotion, integrity, compassion, honesty, respect, and citizenship. Dick Dunning embodies all of those. As a member of the Green Berets, he was wounded in Vietnam. He enrolled in Keene State College and became a local teacher and was principal of South Meadow School which has been twice-honored as Top Middle School in the state. He served on the Salvation Army and co-founded Peterborough's Sunshine Fund.

Ms. Miller then announced changes to the town's Administration. On October 27, 2015, Town Administrator Pamela Brenner will be retiring. Pam is the first woman to be appointed Town Administrator in Peterborough and has served the town for 20 years. She has served as President of the NH Municipal Management Association, was Regional Vice President of the International City Managers Association, received the ICMA service award and the ICMA award for career development, and was cited as Business Leader of the Year by the Greater Peterborough Chamber of Commerce.

With Ms. Brenner's retirement, the Select Board announced that Rodney Bartlett has agreed to become Peterborough's next Town Administrator. He has been the town's Director of Public Works since 2006.

Ms. Miller also recognized that long-time Select Board member, Liz Thomas will retire. Liz has been on the Select Board for 15 of the last 20 years and is known for being genuine, unpretentious, talented, passionate and 'feisty.'

Select Board member Tyler Ward then recognized the 275th Parade Committee, chaired by Carol Nelson and Mike Klein for all the work they did in organizing Peterborough's 275th parade. He

also thanked Tracy Messer for creating Peterborough's Downtown Walking Tour, an application all about Peterborough's downtown area.

Article 11. Fire Rescue Department Ambulance Lease Purchase \$160,000

To see if the Town will vote to authorize the Select Board to enter into a lease purchase agreement of up to three years for **One Hundred Sixty Thousand Dollars (\$160,000.00)** for the purpose of lease-purchasing a replacement ambulance for the Fire Rescue Department. This lease agreement contains a non-appropriation escape clause. First payment will be scheduled in FY2017. This is a special, non-lapsing warrant article per RSA 32:7, VI and it shall not lapse until June 30, 2021. This lease purchase is supported by the Ambulance Special Revenue Fund and has no effect on the tax rate.

The Select Board recommends this article.

The Budget Committee recommends this article.

Motion: Select Board Chair Barbara Miller moved the article as read. Select Board member Tyler Ward seconded the motion. Mr. Ward spoke to the article.

If approved this article would provide the town with a fourth ambulance for Peterborough Fire & Rescue (PFR). The goal of this additional ambulance would be to provide the department with a backup so that in the event one of the ambulances is out of service for an extended period of time, there will still be three ambulances available for response.

In addition to providing emergency ambulance service to the towns of Peterborough, Dublin, Frankestown, Hancock, Greenfield, and Sharon, PFR also provides emergency and non-emergency transfers out of Monadnock Community Hospital. In 2014, there were 2,031 ambulance responses.

PFR currently has three ambulances, with the newest one purchased last year. Of the remaining two, Ambulance 1 has been in service since 2007 and has over 173,000 miles on it while Ambulance 3 has been in service since 1998 and has over 90,000 miles. The ambulance we retired last year had been in service since 2003 and had over 184,000 miles on it. Although with two new ambulances in service we anticipate fewer mechanical issues, there is still the need for routine preventative maintenance. Since November 2014, PFR has functioned for 41 days without one of the ambulances. In addition, the proposed new ambulance has a Sprinter body which provides a much more comfortable ride and almost twice the gas mileage.

There were several speakers to the article. Geoff Taylor questioned this purchase and asked whether it is an appropriate use of town ambulances when they seem to be used more often out of town. Chief Walker addressed his concerns. Marcia Patten asked that Town Administrator Brenner speak about the transfer service PFR provides. It is a win/win for Peterborough residents.

George Sterling and Patty Alexander spoke in favor of the article.

With no additional speakers, the article to put to a voice vote.

Vote: By a show of paddles, the majority was in the affirmative and Warrant Article 11 was **PASSED.**

Article 12. Fire Rescue Department Pumper Lease Purchase **\$600,000**

To see if the Town will vote to authorize the Select Board to enter into a lease purchase agreement of up to four years for **Six Hundred Thousand Dollars (\$600,000.00)** for the purpose of lease-purchasing a replacement Pumper for the Fire Rescue Department and to raise and appropriate the sum of **One Hundred Fifty Thousand Dollars (\$150,000.00)** for the first year's payment for that purpose and furthermore, to authorize the withdrawal of **One Hundred Thousand Dollars (\$100,000)** from the previously established Fire Department Fleet Management Capital Reserve Fund created for this purpose to offset this expense. (Two-Thirds Ballot Vote Required)

The Select Board recommends this appropriation.

The Budget Committee recommends this appropriation.

Motion: Select Board Member Liz Thomas moved the article as read. Select Board Chair Barbara Miller seconded the motion. Moderator Runyon indicated that there was an amendment to the article.

Motion: Amendment #1 to Warrant Article 12 was moved by Deputy Chief Paul Thibault, second by Liz Thomas.

Mr. Thibault moved to amend the motion under Article 12 as follows:

Insert at the end of the article the following language: "This lease agreement contains a non-appropriation escape clause."

Mr. Thibault briefly spoke to the amendment. By adding the non-appropriation escape clause, there will be no need for a 2/3 ballot vote.

Leandra MacDonald asked whether the lease would become more expensive due to the addition of the non-appropriation clause. Town Counsel John Ratigan responded that the clause is commonly used by municipalities and enables them to obtain financing without the need for a bond.

Moderator Runyon asked the attending voters if they wanted to vote on the amendment at that time and, by a show of paddles, received an overwhelming 'yes'.

Vote: By a show of paddles, Amendment #1 to Warrant Article 12 passed.

Moderator Runyon asked if there was anyone who wished to speak to the article or ask questions.

With no speakers to the amended article, Moderator Runyon put the article to a voice vote.

Vote: By a show of paddles, the majority was in the affirmative and Warrant Article 12 was **PASSED as amended.**

Article 13. Police Department Cruiser Lease Purchase **\$28,000**

To see if the Town will vote to authorize the Select Board to enter into a two year lease purchase agreement for **Twenty Eight Thousand Dollars (\$28,000.00)** for the purpose of lease-purchasing a replacement cruiser for the Police Department, and to raise and appropriate the sum of Fourteen Thousand Dollars (\$14,000.00) for the first year's payment for that purpose. This lease agreement contains a non-appropriation escape clause.

The Select Board recommends this appropriation.
The Budget Committee recommends this appropriation.

Police Chief Scott Guinard spoke to the article. The proposed cruiser will replace the 2011 Ford Crown Victoria with high mileage.

With no speakers to the article, Moderator Runyon put the article to a voice vote.

Vote: By a show of paddles, the majority was in the affirmative and Warrant Article 13 was **PASSED as amended.**

As there was no further business, Moderator Runyon asked for a motion to adjourn. By a show of paddles, the vote was manifested in favor of the motion. Meeting adjourned at 10:12 PM.

Total Registered Voters on Checklist:	4,898
Total Registered Voters at Town Meeting:	201

Respectfully submitted,

Linda M. Guyette
Town Clerk