

Approved 12/10/2020

I. CALL TO ORDER The meeting was called to order at 6:30 pm in the basement meeting room at the Fremont Town Hall. Present were Selectmen Gene Cordes, Neal Janvrin, Roger Barham and Town Administrator Heidi Carlson. All rose for the Pledge of Allegiance. Tonight's meeting is a live broadcast by Bill Millios of FCTV.

II. ANNOUNCEMENTS

1. All Town services are available virtually, and many things can also be done by appointment. Please review the most up to date information on the home page of the Town website. Please continue to remember social distancing. Please call or email us to get the services you need.

2. All of NH is still under drought conditions despite the recent rain. Please continue to monitor all non-essential water use. We still need to be very careful to protect our groundwater. You affect your neighbor's water so please be considerate.

3. FCTV is back to live broadcast after repairs and training were completed last week. There are still some sound issues that are being traced back.

4. **FREMONT PARKS & REC IS HOSTING A SANTA EVENT.** Drive by the Ellis School to see Santa!! On Saturday December 5th from 5:00 pm to 6:00 pm, enter Ellis School from the Beede Hill Road driveway. Follow the signs to the front of the School.

Some COVID-19 guidelines that have to be followed:

- Everyone has to stay inside their cars.
- There will be NO access to bathrooms or to the School Please be cautious of other drivers and pedestrians.
- Please have your letters to Santa ready to hand to one of Santa's helpers. Be sure to include your name and address so we can contact the winner.
- Santa will pick one of the "Dear Santa" letters and that person will win a prize.
- Thank you and Happy Holidays!!

It was noted all of this information is available on the website.

6. Important notes from today's NH DES Drought Update: *The recent precipitation was enough to provide some parts of the state drought relief. Approximately 42% of the state experiencing moderate drought has now been re-categorized as "abnormally dry". The southeast portion of the state experiencing severe and extreme drought remains mostly unchanged and while [this month's drought outlook and the 3-month drought outlook](#) indicate drought improvement is likely in this area, drought removal is not.*

While conditions are trending in the right direction, it is advised, especially for those areas experiencing severe and extreme drought to monitor conditions carefully and continue to promote [indoor water saving tips](#). Also, while precipitation deficits are the greatest in the southeast, long term precipitation deficits remain throughout the entire state. As the three-month precipitation outlook indicates equal chances of above, below, and near normal precipitation, outlooks beyond three-months are not very reliable, and La Nina is likely to bring warmer temperatures; it is difficult to determine what the winter has in store for the state in terms of precipitation amounts and types. The best way to address uncertainty is to make sure you are prepared. A multi-year drought is very possible.

The 6-10 day outlook favors above normal temperatures and below normal precipitation. The 8-14 day outlook favors near normal temperatures and near normal precipitation. The 30-day outlook favors

Approved 12/10/2020

above normal temperatures and above normal precipitation. [National Weather Service Climate Prediction Center](#)).

According to the [US Monthly and Seasonal Drought Outlook](#), over the next month drought removal is, except for the southeastern portion of the state that is experiencing extreme drought. By the end of February, drought improvement, but not removal, is likely for this section of this state.

III. LIAISON REPORTS

The Selectmen continued their November 19th meeting until last Tuesday evening. Selectmen handled some of the Payroll and AP information for the week of Thanksgiving at that meeting, met with Chief Twiss about some Police personnel matters, and discussed virtual meeting options with Bill Millios of FCTV.

Cordes said at the December 2, 2020 Budget Committee meeting they reviewed the proposed School District budget. The School Administration was there virtually, and answers to questions will be provided at their next meeting. The Committee reviewed the School budget. For next week they would like from the Town: an updated revenue and expense report, all the 2021 warrant articles with Board of Selectmen's recommendations, summary information on the 2 % pay increases including payroll, FICA, Medicare; an update on the status of property tax payments (what is outstanding / unpaid from first tax billing as a percentage of the warrant and raw numbers); along with the same information from most recent billing even though it's not due yet. If we have the ability to look back a couple years on that data that would be good. Carlson has provided some of this information already, but will plan to be at the meeting for additional follow-up.

Barham reported the agenda of the December 2, 2020 Planning Board meeting with three items:

- Public Hearing that was continued for parcel 01-082 on Scribner Road for an Open Space Development; and the board took jurisdiction of this application and will continue in two weeks, with a site walk this Sunday at noon on site.
- Public Hearing on two Zoning Ordinance amendments that passed with little discussion and will be presented as Warrant Articles.
- Consultation on a Conditional Use Permit and Site Plan application for the lot of the former Rowe's Gas Station site for set up for a plumbing and heating business. The Board's consensus was this is a good use for that site and be in the realms of minor site plan review. Applicant will be coming back to the board with this application.

IV. APPROVAL OF MINUTES

Approval of the minutes of November 19, 2020 was deferred until next week's meeting.

VI. OLD BUSINESS

1. The Weight Limit Ordinance signs have been posted. Selectmen were asked to review the letter submitted from Bill and Linda Fletch regarding an exception to the Ordinance. There was some discussion about Ordinance language and Carlson was asked to further consult with Town Counsel. All were urged to review the Ordinance language and how the different exception provisions are detailed and the process to ask for the various types of exceptions.

Approved 12/10/2020

2. We have received a quote for the front entry vestibule construction and are moving this forward. The estimate is \$2,170. Janvrin moved to approve the estimate for \$2,170.00 for vestibule enclosure and was seconded by Barham with unanimous approval 3-0.

3. From Bill Millios: All went well in the control room Wednesday morning with Access AV. Kevin Woods (RCTV) came by and was a big help. They were here all morning and Kevin followed up with an email summary to Access AV. All went well last night and FCTV was finally back live with live broadcasts of both Planning Board and Budget Committee meetings.

4. Land Use / Building meeting today reviewed several pending projects as well as code enforcement matters. The Patterson matter is being forwarded out to legal counsel and the Land Use Office is completing the NH DES Wetlands Complaint for the work that Alfred Patterson did in the spring in the Shirkin Road ROW.

5. Information has been gathered relative to elderly exemptions and taxes paid in 2020 relative to the increase in values for the revaluation. Data available for Board review – further discussion of possible abatements to be discussed as a hardship matter pursuant to NH RSA 91-A: 3 II (c).

6. Voting grant of \$5,000 has been received. This will cover the hazard pay and other incidental voting expenses (barricades, signage, cleaning supplies).

7. Additional touchless hand sanitizer stations have been set up in the Town Hall and signage was delivered today. Primarily business is being done by appointment only, and the Town Clerk has been somewhat more restrictive after the first weeks of having the door “open” has resulted in multiple COVID-19 (either positive or other exposure or family positive); and she is screening and letting people in once screened.

We will make arrangements to get any of your business done, trying to maintain our safety and that of the general public.

At 7:17 pm Selectman Cordes opened the Public Hearing and read the following:

Town of Fremont Notice of Public Hearing

The Fremont Conservation Commission with the Board of Selectmen, will hold a public hearing on Thursday December 3, 2020 at 7:15 pm at the Fremont Town Hall basement meeting room, pursuant to NH RSA 36-A:4 and 5 and RSA 675:7 concerning the purchase of parcel 04-017 for conservation purposes. The parcel is 12 acres and is located adjacent to the Oak Ridge Town Forest and fronts on Louise Lane. Funding for the purchase is proposed to come from the Fremont Land Use Change Tax Conservation Fund and will not exceed \$6,200 including all closing costs.

We ask the public to watch us from home on FCTV or if you choose to attend, you are asked to wear a mask and will be screened for entry to the Town Hall. Written comments may be submitted to the Board of Selectmen by mail, electronically to hcarlson@fremont.nh.gov or dropped off in the Town Hall drop box for the Selectmen no later than 4:00 pm on the date of the hearing.

Posted: 13 November 2020; Union Leader published 18 November 2020

In addition to Conservation Commission Chair Leanne Miner who joined the meeting and opened the Teams application, Conservation Commissioners Pat DeBeer, Bill Knee and Rich Cooper joined virtually, as did Open Space Committee members Dennis Howland and Sam Harris.

Miner retraced the acquisition of this property that is on Louise Lane near the Fremont Public Library. It joins the Oak Ridge Town Forest abutting on three sides. The Conservation Commission had this on their radar since 2019 and has previously sent letters of interest. They finally were contacted by the owner and was interested in the process for rating for conservation criteria to acquire it. Going through all the process that needed to be done to purchase this property. Not buildable but ideal for wildlife conservation and educational value. The total purchase is \$6200.00 which comes from the Land Use Fund.

Bill Knee commented so the public would know that the purchase does not have any impact on taxes. It has been saved over the years from the land use change tax monies.

Janvrin feels this is an appropriate expense. Carlson noted that no further comments have been received (drop box and email checked at this time); and then read aloud the one comment submitted prior to the hearing by Dennis Howland, Chair of the Open Space Committee: *The Open Space Advisory Group is 100% in favor of the acquisition of parcel 04-17. It is an important piece of the Oak Ridge South conservation area. Please include this in the minutes of the Public Hearing.*

A motion was made by Barham to approve the purchase of Parcel 04-017 in an amount not to exceed \$6200.00 coming from the land use fund which was seconded by Janvrin. The vote was unanimous 3-0.

Janvrin moved to end this public hearing at 7:29 pm and Barham seconded. The vote was unanimous 3-0.

OLD BUSINESS CONTINUED

8. Budgets – Selectmen reviewed the Warrant again for additional articles that need the Board's recommendation.

In order to deal with the Warrant Article on the elderly and disabled exemptions, the Board wished to review some non-public information first, pursuant to the hardship exemption.

At 7:48 pm Janvrin moved to enter non-public session pursuant to NH RSA: 3 II (c) and (e). Barham seconded and the roll call vote was unanimously approved 3-0- Cordes-yes; Janvrin-yes; Barham-yes.

At 8:01 pm a motion was made by Janvrin to return to public session. Barham seconded and the vote was unanimously approved 3-0- Cordes-yes; Janvrin-yes; Barham-yes.

The adjustment of the elderly exemption was reviewed with a proposal to increase by \$10,000 within each age category based on the increase in values from the 2020 revaluation. Board members had reviewed the current status of elderly exemptions and assessed value versus taxes paid in tax years 2019 and 2020. This would bring the new amounts to \$80,000, \$100,000 and \$120,000. Janvrin moved to recommend increasing to these amounts as outlined in the Warrant Article for elderly exemptions, as well as returning the income limits for single and married; and asset limit to their previous values of \$35,000; \$45,000 and \$50,000 respectively. This was seconded by Barham. The vote was unanimous 3-0.

Similarly the Board reviewed the change in the disabled exemption increase by \$10,000 as well. This would change from \$60,000 to \$70,000. Barham moved to recommend this Warrant Article for the disabled exemption. Janvrin seconded and the vote was unanimously approved 3-0.

Leon Holmes Jr came in to the meeting at 8:05 pm.

Approved 12/10/2020

Selectmen reviewed current budget summary expense and revenue sheets. There was discussion of many items and pending encumbrances. Carlson explained that items on the encumbered list which are shown from these expense sheets: Library exterior painting \$7,900; and Parking lot sealcoating \$3,480; Parks & Recreation rototiller (\$2,460).

Not deducted from the budget report yet: Fire Rescue gear extractor (Deputy Nichols will be in next week to present quotes); Police radio lease payment (\$7,463.73); the Safety Complex shed (approximately \$10,100); and electric work at the ballfields (\$5,000 per field).

The Board plans to reduce the 2021 operating budget by the amount of the PD radio lease payment (\$7,463.73). Carlson noted that the final WA number for the operating budget is dependent on anything else removed from 2021 if it can be done this year.

VII. NEW BUSINESS

1. Consent Agenda Items

- a. Payroll Manifest \$33,146.33 (reviewed on 11/24 but one check was wrong and had to be voided and reissued. This is slightly less than the prior manifest approval)
- b. Accounts Payable Manifest \$1,588,191.81 (\$1,000,000 is Fremont School District and \$465,297 is the Rockingham County annual tax bill)
- c. Department Head timesheets for pay period ending 11/21/2020
- d. PO 2020-028 to Flannel Electric in the amount of \$1,600 to complete the electric work associated with third floor HVAC system installation (ongoing)

A motion to approve the Consent Agenda as read was made by Barham and seconded by Janvrin with unanimous approval 3-0.

2. Review the folder of incoming correspondence includes: Communication from FFD and EMS regarding distribution of vaccine; NHHS update #27 COVID-19 outbreak; email from Bill Millios on Access meeting and their recent work on FCTV; email Beede Hill resident on concerns of Galloway trucking and road operation with unsafe conditions; building and trade permits issued in November; update code enforcement ongoing land use issues with correspondence; DRA review of MRI assessing contract with a recommendation; comment sheet on 225 Main Street location; ZBA Rochester update of a proposed communication system tower for wireless communication and radio equipment; update emergency access on Governor's Forest with abutting property; resident request to use a different auditing firm.

3. Discuss Intent to Cut for parcel 05-032 submitted by Darren & Christina Barnes Carlson has notified the owners as they have no access to this property from Fremont and the board didn't sign this tonight as there may be wetland issues. This will be brought back at another meeting.

4. Officer Boissonneault has resigned as of 12/14/2020 at his full-time position. He will be taking remaining vacation days at the end of his time.

5. Board to consider the most recent COVID-19 (CARES Act) reimbursement and carryover to 2021 in case it is needed for additional expenses. The budget can be offset by the remaining dollars and the balance held in an account as revenue for 2021 or to complete other COVID-19 items that are still pending.

6. The Town has received a return of contribution from Health Trust for the prior year. Some of this is due as a return to employees who paid some amount of the premium via payroll deduction. Board to

Approved 12/10/2020

discuss this as a flat refund or as a change in payroll deduction for 2021. The procedure to reimburse employees will be done by an AP check before year end.

VIII. WORKS IN PROGRESS

The HVAC installation on the third floor is nearing completion. Cordes asked for a timeline for completion to be obtained. An email from Paul Powers was returned immediately regarding the Town Hall: *"We are approximately 85-90% done. The pad was poured for the condenser today. We will be setting the condenser and finalizing gas hookup early next week. I talked with Jeremy (Peterson) this morning and it sounds like he is on schedule for next week to wire everything. If all goes as planned we will be 100% but the end of next week but I only see us having a day to a day and a half for finish and inspection."*

Cordes also asked for a progress update on the Eagle Scout project at the ballfields. This has not been received for several weeks. An email to Kenneth Adams was not returned within the context of tonight's meeting.

At 8:07 pm Janvrin moved to enter non-public session pursuant to NH RSA 91-A:3 II (c and e) to discuss a personnel and legal matter. Cordes seconded and the roll call vote was unanimously approved 3-0; Cordes-yes; Janvrin-yes; Barham-yes.

Respectfully submitted,

Jeanne Nygren
Selectmen's Administrative Assistant

At 9:05 pm the Board returned to public session. There was some follow-up discussion on the grant funding from CARES monies and how to reserve some for the additional work still being done to mitigate the public health issues associated of Covid.

The next regular Board meeting will be held on Thursday December 10, 2020 at 6:30 pm.

With no further business which may legally come before the Board, a motion was made by Janvrin and seconded by Barham to adjourn the meeting at 9:30 pm. The vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson
Town Administrator