



BUDGET COMMITTEE

Town of Hollis

Seven Monument Square
Hollis, New Hampshire 03049
Ph. 465-2209 Fax 465-3701

Minutes of January 8, 2018

Meeting was held in the Community Room, Hollis Town Hall. The Budget Committee was called to order by Tom Gehan at 7:00 PM.

Members present: Frank Cadwell – Selectman Rep, Tom Gehan, Mike Harris, Chris Hyde, Tom Jambard, Mike Leavitt, Darlene Mann, and Tammy Fareed – School Board Rep

Others present: Peter Band – Selectman, Tom Dufresne – Conservation Commission, Kim Galipeau –Town Administrator, Kyle Gillis – Recreation Director, Mark LeDoux – Selectman, Deb Padykula – Finance Officer, and David Petry – Selectman

Pledge of Allegiance was recited.

Review of Agenda:

No changes were made to the agenda

Public Input:

No members of the public were present.

Collective Bargaining Agreement – AFSCME 3657

Mark L. stated that the union did not ratify the proposed contract.

Mark L. reviewed the highlights of the contract. He stated that the town conducted a comparative wage analysis with surrounding towns of similar characteristics and determined that a 5%-6% wage increase was warranted to remain competitive. He added that the town requested members pay more towards the cost of healthcare. The cost to the town in year one would have been \$104.4K, and in year two \$113K for a total cost of approximately \$218K.

Mark L. requested BudCom table the discussion regarding the CBA. He added that the Board of Selectmen felt the town's offer was fair and did not anticipate further negotiations. The proposed warrant article pertaining to the agreement has been withdrawn.

Warrant Article 2 - Siergiewicz Land Acquisition

Mark L. reviewed the proposed purchase of 20 acres to be utilized as recreational fields. He stated that it will cost approximately \$317K to convert the land into athletic fields.

Mike H. asked if drainage will also be necessary given the wetlands on the outskirts of the parcel.

Tom D. provided a letter from Dennis LaBombard (town contract engineer) stating it was his opinion that there are no federal restrictions on the project regarding wetland or buffer disturbance.

Chris H. asked about proposed parking.

David P. replied there would be 103 parking spaces and access to the fields would be one way in / out.

Mark L. stated that the unassigned fund balance is \$3.8M.

There was a discussion about the limitations and costs (\$571K estimate) associated with converting part of the Stefanowicz property to recreational fields.

Mark L. stated that the price of the Siergiewicz property is \$500K plus \$10K closing costs. The Conservation Commission would pay \$100K to acquire the wetlands on the outskirts of the land and the town would pay \$400K. He added that \$350K would be requested to develop the land into recreational fields. All funds would be taken from the unassigned fund balance.

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Mark H. asked for clarification on how the purchase would be funded.

Mark L. replied that none of the funds would come from new taxes and that \$750K would be removed from the unassigned fund balance.

Mike H. asked how much all the proposed warrant articles would remove from the unassigned fund balance.

Deb P. replied \$1,044,000, which would bring the unassigned fund balance down to \$2.75M.

Mark L. added that this is still \$250K over the target amount.

Peter B. stated the property could also be sold to a developer and could support 4 – 5 new homes.

Tom G. asked if the property had been listed for sale previously and if an appraisal is available.

Tom D. replied that an appraisal is forthcoming.

Chris H. asked if any upcoming capital projects should be prioritized ahead of this purchase.

Mark L. replied that per BudCom's request more funds have been added for road rebuilding. He reviewed several potential projects which included improving the DPW office and ongoing vehicle replacements.

Tom J. asked if a portion of the land would be designated as conservation and would it abut existing conservation land.

Tom D. replied that about 12 acres would be designated as conservation land and would not abut other conservation land.

Tom G. asked if the proposed field would accommodate girls' lacrosse.

Kyle G. replied yes.

Tom G. asked if the costs for engineering or permits were known.

Mark L. replied that a 10% buffer was added to the requested development costs to account for unforeseen expenses.

There was a discussion on whether the land could support septic and if the planning board had approved a subdivision. It was agreed that language would be added to the purchase and sale agreement that the town will pay no more than the appraised value.

Mark L. asked if the acquisition and field construction should be presented as two separate warrant articles.

Tom G. replied that it should be presented as one article to ensure that the fields are constructed.

There was a discussion as to whether some of the funding should be raised with new taxes or if all of it should come from the unassigned fund balance.

Frank C. and Mike H. expressed concerns that too much is being removed from the fund.

Tom G. suggested that the one time costs be removed from the fund and ongoing expenses be raised from taxation.

Mark L. stated that Warrant Articles 5, 6, 7 will be funded using taxation and Warrant Articles 2 and 8 will use the unassigned fund balance.

Deb P. stated that this will remove \$830K from the unassigned fund balance.

Chris H. made a motion to recommend that Warrant Articles 2 and 8 be funded by removing \$830K from the unassigned fund balance. Mike H. seconded. Vote was 8-0-0. Motion passed unanimously.

Mike H. made a motion to recommend that Warrant Articles 5, 6, and 7 be funded by raising \$214K in new taxation.

Chris H. seconded. Vote was 8-0-0. Motion passed unanimously.

Mark L. stated that the budget is below the recommended BudCom guidance amount and there have been no changes.

Motion to adjourn was made by Mike H. Chris H. seconded. Meeting was adjourned at 7:53 PM.

Respectfully submitted,

Christina Winsor
Tax Collector