

**Town of Woodstock  
Live Virtual Town Meeting  
March 10, 2021  
Via Zoom**

**Selectmen:** R. Gil Rand, Charyl Reardon

**Staff:** Judy Welch

**Moderator:** D. Kenneth Chapman

**Budget Committee Members:** Kara Sellingham

**Public:** Paul Bankosky, Bill Waterhouse, Lorraine Logiudice, Bill & Jackie Mellett, Betsy Scrafford, Ellie Harvey, Janelle Bard, John Durocher, Bart King, David Campanella, Kelly and Dan Trinkle, Roger & Karen Trudell, Mindy Gordon, Carol Lowden, Mark Pitts, Suzan Ballmer, Michael Weden, Cheryl Bourassa, Mike Welch, Steve Welch, Bonnie Ham, Thomas Sabourn, David Paterson, Mike Donahue, Hanna Kinne, Barbara Avery, Mary Anne Aldrich, Rosemary White, Charlotte Hogan, A1 Guest, Deana Huot, Kevin Bell, Margaret LaBarge

Charyl called the Live Virtual Meeting to order at 5:03pm.

Charyl explained how the Live Virtual Meeting would be run. Charyl noted that she will be running a PowerPoint presentation of the Warrant Articles while Ken reads them aloud. Charyl turned the meeting over to Ken.

Ken read each Warrant Article and allowed input from the voters after each Article.

**Bill Mellett questioned the length and width of the bay in current garage verses the length and width of the bays in the proposed garage. Bill questioned whether there would be enough room for all the equipment.**

*Gil was unsure of the exact measurements. Gil will have them for the next public hearing.*

*Mike Welch believes the double bay is longer and wider than the current town shed bays and will house the same equipment as the current bays. Mike pointed out that there is an additional bay at the proposed garage that would fit the backhoe which is currently kept outside.*

*Bill Waterhouse read off measurements from the tax cards for each property.*

Charyl addressed two questions that came in after last week's public hearing.

**QUESTION 1: Has this site been appraised for its current value? If so, what is it appraised for? If not, why hasn't it been? I am not against the proposal just curious.**

*The site was appraised by White Mountain Appraisals on May 1, 2019 at \$625,000.*

**QUESTION 2: Concerning the shared parking lot with White Mountain Racetrack. Should there be an unfortunate accident on that piece of property involving a racetrack customer then is the Town of Woodstock responsible for any of the liability? And is this matter in contract stating that the town is not responsible for any injuries to persons using the lot for racetrack use.**

*We have reviewed this with town council and the Town's insurance company. The Town will only be responsible for its own negligence and Primex would cover the Town and its officials and employees from claims if they were negligent in their official actions subject to the conditions of the liability coverage document. This is considered a "harmless clause".*

**Charyl addressed comments from last week's public hearing:**

*Charyl stated that in an attempt to be transparent it was brought to the Selectmen's attention, that some of the residents felt the Board may have clouded the desire or need to have a new highway facility. Charyl stated that the language in the warrant was used to express the opportunity that this property could provide if expansion was necessary in the future. Charyl pointed out that if the decision was to be made to relocate or reinvest additional fund into this property beyond the common maintenance, the Selectmen would need to submit another warrant article for permission of the voters. The Selectmen are not looking to misguide the voters but to show the potential that this property could provide to the town.*

**Bill Waterhouse asked for clarification on the way Article 3 was written.**

*Charyl explained that this was very specific language provided to us from the bond counsel and answered the following questions:*

**1. What does gross budget mean?**

*Charyl - total amount of bond we are taking.*

**2. What does project mean in this article?**

*Charyl - Project is the land and building*

**3. What are any other funds?**

*Charyl - Allows the Board to obtain and accept federal and state grants that may offset the purchase.*

**4. Does this article allow the Board to use money from the Town Building Maintenance Capital Reserve Account?**

*Charyl - The Board can not use money from the Town Building Maintenance Capital Reserve towards the purchase of any property.*

**5. Where does this article give the Selectmen the Authorization to Purchase?**

*Charyl - The article states "to purchase the land and building located at 459 Daniel Webster Highway".*

**Bill Mellett questioned who owns the Community Center?**

*Charyl believes it is co-owned but not 100% sure. Charyl will double check and report back next week.*

Charyl addressed a question related to Article 11 that came in after last week's public hearing.

**QUESTION: Why was the Fire Department's Fire Truck Capital Reserve 2021 requested lowered but not the Highway Heavy Duty Capital Reserve.**

*The Fire Department had requested to increase their fire truck capital reserve contribution in 2021 from \$25,000.00 to \$50,000. The Board agreed to increase the reserve to \$30,000.00 and revisit next year. The thought process being that the next truck purchase is scheduled for 2024*

*with an estimated cost of \$400,000.00 with an intent of putting a 30-40% down payment and financing the remainder. This is typical procedure for all past fire truck purchases. Appropriating \$30,000 a year provides us with more than half the cost (\$243,497.10) of the truck replacement in 2024. Trucks are on a 20-year replacement schedule.*

*The Highway did not request an increase to their capital reserve. We appropriate \$50,000 a year to the Heavy-Duty Equipment Fund. This equipment is not nearly as expensive as a Fire Truck and can be paid for without financing. This equipment is used to maintain our town and roads every day. The heavy-duty dump truck is due to be replaced this year with an estimated cost of \$175,000. We will be able to purchase and outfit this piece of equipment without financing. Capital Reserve Balance including 2021 appropriation is \$212,984.44. This equipment is on a 15-20-year replacement schedule.*

Charyl addressed a question related to Article 17 & 18 that came in after last week's public hearing.

### **Sewer & Water Department**

**Why should residents such as myself who do not use the Sewer Department and have to pay for our own septic need to pay for this assessment. This in my opinion should clearly be borne by residents who receive sewer and water bills.**

*Residents that do not have access to sewer and water are not paying for this assessment. The sewer and water funds are self-sustaining funds that are funded by the sewer and water users. These are funds separated out within the General Budget. For accounting purposes, you will see these funds as well as the capital reserves appear within the State Budget Form (MS-737) but if you notice they are classified as Interfund Operation Transfers IN and OUT. This means the auditors create journal adjustments that move these funds from the general fund to their respective funds.*

- *Property Tax are based off the General Fund (01)*
- *Sewer Rates are based on the Sewer Fund (03)*
- *Water Rates are based on the Water Fund (02)*

*Although these funds appear to be in a deficit now, we have been able to offset the deficit with the unassigned surplus from these funds. We have hired an engineer to complete a water and sewer study to determine how much the water and sewer rates will need to increase to offset the deficit. The water and sewer users will see a rate increase this spring.*

**Roger and Karen Trudell had the following questions related to Article 21.**

- 1. Why do some items have specific time applied to them and some items do not?**
- 2. Why are established businesses, like the gun range, exempt from this?**
- 3. Does this ordinance address the engine break on heavy equipment?**

*Charyl informed Roger and Karen that the Selectmen cannot speak to these questions because they were not a part of creating this ordinance.*

**Bill Mellett asked the Board to consider postponing Article 22 and Article 23. Bill suggested revisiting these articles at a traditional town meeting where voters could stand up and speak.**

*Charyl pointed out that articles cannot be removed only amended. Charyl took Bill's suggestion under advisement. Charyl suggested casting a "NO" vote for those who are not in favor of these articles.*

**Ken Chapman questioned if Article 24 and Article 25 passed in Lincoln.**

*Charyl is unsure. She will check and report back next week.*

Charyl thanked everyone for being accepting of this and working through this with us.

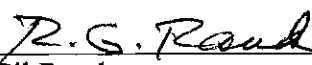
Ken noted that he and the Board felt this was the safest way to host Town Meeting this year.

Ken adjourned the public hearing at 6:06 pm.

  
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Scott Rice, Chairman

March 23, 2021  
Date

  
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Charyl Reardon

  
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R. Gil Rand