

HAMPTON BEACH VILLAGE PRECINCT
MEETING
July 14, 2010

Present

Gary Kubik, Chairman & Commissioner
Chuck Rage, Commissioner
June White, Commissioner
John Gebhart, Treasurer

Chairman Kubik called the meeting to order at 5:35 p.m.

The Pledge of Allegiance was said.

Chairman Kubik introduced the members of the Board. He also welcomed Selectmen Richard Nichols, Dick Bateman, Bill Lally, Rick Griffin, Jerry Znoj and Town Manager Fred Welch.

State Parks Construction Update

Brian Warburton, State Parks Supervisor, thanked the many Town departments who have helped at the beach during this summer season. Mr. Warburton said the recycling has been phenomenal.

Regarding the construction update, the bathrooms were originally scheduled to be completed in July and then put off until August and then the Seafood Festival weekend. As of now, the south bathrooms are scheduled to be completed by October 1st and the north bathrooms by the end of October. The tearing down of the Sea Shell complex is scheduled to begin on Monday, September 20th. Due to the delay in completion of bathrooms, it will be necessary to use porta-potties for a period of time.

Mr. Warburton thanked Maureen Buckley and John Kane for their work on the sand sculpture event.

Mr. Warburton said the pay stations are working out very well.

Events Update

Ms. Buckley said on behalf of Greg Grady she would like to thank all the people who helped with the sand sculpture competition, She gave a special thanks to all the restaurants for sponsoring the upcoming talent competition. If anyone would like to volunteer to help at any event, contact Maureen at 396-6225.

Discussion on Memorandum of Understanding

Chairman Kubik said the Commissioners have an updated Memorandum of Understanding from the Precinct Attorney. There are a few concerns. The Commissioners plan to meet with the Precinct Attorney within the next week.

Chris Silver, Chief of the Hampton Fire Department, said he had met with the Board of Selectmen and the Town Attorney after the June Special Meeting and they tried to set the direction to proceed. They discussed demolition of both the fire station and the garage, but this would require another vote. A meeting room will also be incorporated in the structure. Chief Silver said a warrant article must be added at the next annual meeting to include demolition of both structures.

Chairman Kubik set forth the concerns with the Memorandum of Understanding:

- 1) Language needs to state that there is agreement that fire protection service needs to be provided within the Beach.
- 2) The agreement needs to be clear that after demolition takes place that Lots 28-29-32 need to be serviceable as parking areas.
- 3) The Town Meeting of 2011 should address two issues:
 - Financing
 - Conveyance of Lot 28 – This will not need to go back to the Precinct for a vote.
- 4) There needs to be a Purchase and Sale Agreement that will use the terms in the Memorandum of Understanding as the framework.
- 5) Steps to address the issue about potential flooding.
- 6) Further discussion is required as to whether Lot 28 will be sufficient to cover the value of permanent loss of parking spaces.

Selectman Nichols said there will be a meeting of the Board of Selectmen on Monday, July 19th, and it would be very helpful to have feedback from the Commissioners by the end of the week.

Selectman Griffin said the people of the Precinct have asked the Commissioners to sign the Memorandum of Understanding and this should be done as soon as possible.

Commissioner Rage said the Commissioners want to make sure that the best interest of the Precinct is there. The Commissioners do want to sign this document.

Each of the Commissioners' concerns was then discussed.

#1 – Fire Protection at the Beach

Commissioner Rage said the new structure must be properly manned and have proper equipment.

Chief Silver said they would need to look at what can and can't be done. There is a right of reverter which could create a challenge.

Selectman Bateman said there is not a capability to split up sections of the Town for services.

Chief Silver said his department has an obligation to provide fire protection to the entire Town.

#2 – After demolition Lots 28-29-32 will be serviceable as parking areas

There was general agreement on this issue.

#3 – Financing and conveyance of Lot 28

Chief Silver said both of these issues should be addressed at the 2011 Town Meeting.

#4 – Purchase and Sale Agreement

Selectman Nichols said this could not take place until a successful vote at the Town Meeting, however, he would like an agreement between the Commissioners and the Board of Selectmen before the Town Meeting.

Chief Silver suggested asking the Precinct Attorney if this could be handled under the current administrative RSA process.

Mr. Welch said that the Town can do this without a Town Meeting vote under the RSA.

#5 – Flooding

Chief Silver said this is in process. Commissioner Rage said it is important to make sure the new parking lot does not flood.

#6 – Sufficiency of Lot 28 to cover value of permanent loss of parking spaces

Chief Silver said the only way to know this is when they physically stripe the lot. They were conservative in their estimate so there should be no problem.

Selectman Lally said it is apparent that there is agreement between the Commissioners and the Board of Selectmen and this project is very doable.

Geannina Scanlan expressed some concerns about the wording in the 2002 and present Memorandums of Understanding. Selectman Nichols said he did not believe there is anything different between the two documents.

Michael Pierce, Budget Committee member, said this project is going to be a tough sell and the sooner it gets going the better.

Old Business

Commissioner Rage said that the Chamber of Commerce is looking for 5 parking spaces for staff for the Seafood Festival. This was done last year. Commissioner Rage said the Chamber should contact Mike O'Neil for these spaces.

New Business

Commissioner White said after the Seafood Festival plywood fronts are not attractive. She suggested bringing in artists and students from the schools to paint murals. She asked for suggestions for a possible theme. Commissioner Rage suggested this go through the Beautification Committee.

Commissioner Kubik asked about the possibility of having trash barrels at the middle of A, B, C and D Streets where most of the food establishments are located. Selectman Griffin suggested bringing this up with the Town Manager and the Board of Selectmen.

Commissioner Kubik said that as of July 11th the Precinct parking revenue was up to \$38,251.

Public Comment

Ms. Scanlon discussed the art program. There is \$48,000 allocated for this program. The committee met in June and selected 10 pieces.

Approval of Minutes

Moved by Commissioner White, seconded by Commissioner Rage, to approve the Minutes of May 17, 2010.

Vote: 3-0-0. Motion passed unanimously.

Moved by Commissioner Rage, seconded by Commissioner White, to approve the Minutes of June 16, 2010.

Vote: 3-0-0. Motion passed unanimously.

Closing Comments

There were no closing comments.

Adjournment

There being no further business, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Joan Rice
Secretary