

**WARRANT FOR TOWN MEETING
TOWN OF MADBURY, NEW HAMPSHIRE
MARCH 9, 2021**

To the inhabitants of the Town of Madbury, County of Strafford, and
the State of New Hampshire qualified to vote in Town affairs:

You are hereby notified to meet at the Town Hall (13 Town Hall Rd.), in said Madbury
on Tuesday, the ninth day of March, 2021 at 11:00 a.m. o'clock in the morning
for the purpose of voting on Articles 1 and 2,
and at the Mohariment Elementary School (11 Lee Rd.) at 7:30 p.m. o'clock
in the evening for action on Articles 3 through 19.

The polls, which open at the Town Hall at 11:00 a.m. for the purpose
of voting on Articles 1 and 2 will close at 7:00 p.m.

Article 1: To choose the following Town Officers: (Majority vote required)

A Selectman for the ensuing three years	<i>(choose one: Bevie Ketel, Janet G. Wall)</i>
A Treasurer for the ensuing year	<i>(choose one: Deborah M. F. Ahlstrom)</i>
An Auditor for the ensuing two years	<i>(choose one: Rhenda A. Deangelis)</i>
A Trustee of the Trust Funds for the ensuing three years	<i>(choose one: Robyn Gault)</i>
A Cemetery Trustee for the ensuing three years	<i>(choose one: Susan P. Gong)</i>
A Library Trustee for the ensuing three years	<i>(choose one: Hope M. Flynn)</i>

Article 2: To vote to amend Town Zoning Ordinances as recommended by the Planning Board
(Majority vote required)

Are you in favor of the adoption of the amendment to the existing Town Zoning Ordinance, Article IX-A (Aquifer and Wellhead Protection Overlay District) as proposed by the Planning Board? The amendment will (1) clarify language and organization, (2) correct a legally questionable rule that could deny owners near public wells reasonable use of their property without compensation, and (3) limit and regulate land uses within 400 feet of a public water supply wellhead to protect water quality.

Comment:

- *Proposed and recommended by the Planning Board in consultation with the town attorney, the town planning consultant, and the regional planning commission.*
- *Supported by the Board of Selectmen and Water Resources Board.*
- *Additional explanation can be found at a Planning Board website:
voteyesonarticle2.wordpress.com*

Article 3: To choose all other Town Officers. (Majority vote required)

Comment: Allows the Board of Selectmen to appoint residents as members to boards and commissions throughout the year. This is usually done after a recommendation on an individual by board and commission chairs. The Selectmen interview and evaluate a candidate for suitability.

Article 4: To see if the Town will vote to raise and appropriate the sum of One Million Six Hundred Forty-Two Thousand Three Hundred Thirty-One Dollars (\$1,642,331) for general municipal operations. This operating budget warrant article does NOT include appropriations contained in any other warrant articles. Recommended by the Board of Selectmen. (Majority vote required)

Comment: The budget and warrant articles were previously reviewed at public hearing on February 8th. This is the Town's operating budget and is separate from the capital reserves which follow. It reflects the basic expenses to provide for the town needs and services. The town may not exceed the budget for the year, however with BOS approval, there may be adjustments between line items. Unspent funds become part of the General Fund Balance at the end of the year. The Fund Balance supports cash flow, provides an emergency resource after State authorization, and is often used to reduce taxes the following year during tax rate setting in the fall.

The Capital Reserves are funds set apart from the general fund for specific purposes. They are established to finance capital projects and acquisitions to help offset a significant future expense. Placing money into a capital reserve fund requires an appropriation voted on by the legislative body, which are the residents at the town meeting. Withdrawing money requires authorization of the Board of Selectmen, if so authorized, but only for the purpose for which the fund was established. The use of capital reserves can replace the need for outside financing costs and moderate tax impacts. Funds are held by the Trustees of Trust Funds.

Budget Highlights: *This year's operating budget reflects about an \$80,000 increase over last year's. The total capital reserves proposed this year reflect a decrease of about \$88,000. This keeps the overall fundraising effort similar to last year.*

- *There have been modest increases in wages and expenses, taking into account inflation.*
- *There is about a \$15,000 increase in wages as the town shifts from volunteer firefighters, who are not compensated, other than a small stipend for training. Firefighters will now be "call firefighters" and will receive an hourly wage for their time during emergency calls. It is hoped that this will encourage additional participation.*
- *Highways and Streets has increased by \$18,000. While the town is generally keeping up, there are always areas requiring maintenance and repair.*
- *Animal control reflects an increase in beaver activity.*
- *The Oyster River Youth Association request was a modest decrease. The town contribution is acknowledged by lower registration fees for Madbury residents. It is thought to be a suitable subsidy for recreational opportunities that return a good value for the cost. ORYA leases the old library from the town which generates income.*
- *Recycling has shown a significant increase over the last two years as the market continues to undergo changes. The town's participation in the Lamprey Regional Coop (made up of other towns) has been an advantage in keeping solid waste disposal costs somewhat stable.*

Article 5: To see if the Town will vote to raise and appropriate the sum of Forty Thousand Dollars (\$40,000) to add to the existing Bridge Repair and Maintenance Capital Reserve Fund established in Article 5 at the 2013 Town Meeting for the purpose of repairing and maintaining town bridges.

Recommended by the Board of Selectmen. (Majority vote required)

Comment: This capital reserve sets aside funds for major bridge work, of which the Nute Rd. bridge over the Bellamy is scheduled for replacement this year. An invitation to bid has just been released. The State will cover 80% of the cost, while the town is responsible for the remaining 20%. Reimbursement from the State will lag behind the expenses, which will result in some cash flow pressure for the Town. The current replacement schedule has ground breaking in June with

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substantial completion in October. The fund also anticipates the replacement of the Freshet Rd. bridge over Johnson Creek in the future.

Article 6: To see if the Town will vote to raise and appropriate the sum of One Hundred Forty Thousand Dollars (\$140,000) to add to the existing Hayes Road Repair and Repave Capital Reserve Fund established in Article 15 at the 2016 Town Meeting for the purpose of repairing and repaving Hayes Road. Recommended by the Board of Selectmen. (Majority vote required)

Comment: This capital reserve addresses the final third of the three-year project to repair and repave Hayes Rd. The project has included the replacement of 12 drainage culverts including the Dube Brook stream crossing. Hayes Rd. is a highly traveled road in town and the work also improves safety on the road.

Other road work recent road work has included culvert replacement and drainage improvements on Mill Hill Rd., Freshet Rd., Moss Lane, and Fern Way.

Article 7: To see if the Town will vote to raise and appropriate the sum of Seventy Thousand Dollars (\$70,000) to add to the existing Public Works Development Capital Reserve Fund established in Article 9 at the 2020 Town Meeting for the purpose of building a facility and initiating equipment purchases. Recommended by the Board of Selectmen. (Majority vote required)

Comment: This capital reserve adds \$70,000 to what will likely be the Town's future need to establish a public works department. An estimated cost may be in the range of \$1.5 to \$2.5 million dollars for a building and several pieces of equipment. There has already been some movement toward a public works department with the increase in building and grounds equipment. The actual stand up of a facility is dependent on a number of unpredictable variables, such as availability of local contractors.

Article 8: To see if the Town will vote to raise and appropriate the sum of Thirty-five Thousand Dollars (\$35,000) to add to the existing Government Buildings Repair Capital Reserve Fund established in Article 5 at the 2012 Town Meeting for the purpose of major repairs to town government buildings. Recommended by the Board of Selectmen. (Majority vote required)

Comment: There are several significant maintenance needs for the town buildings. The Town Hall has numerous windows that have lost their efficiency and should be replaced. The overdue painting of Town Hall is underway. There are ice dam issues with the Town Hall roof and some snow fencing is needed for the Safety Complex roof. Recently, new Town Clerk counter windows were a result of COVID precautions.

Article 9: To see if the Town will vote to raise and appropriate the sum of Twenty Thousand Dollars (\$20,000) to add to the existing Grounds Maintenance Equipment Capital Reserve Fund established in Article 4 at the 2012 Town Meeting for purchasing grounds maintenance equipment. Recommended by the Board of Selectmen. (Majority vote required)

Comment: This fund sets aside money to replace pieces of grounds maintenance equipment which include two large athletic field mowers. The purchase of a trailer and snow plow are anticipated for this year.

Article 10: To see if the Town will vote to raise and appropriate the sum of Fifty Thousand Dollars (\$50,000) to add to the existing Fire Equipment Capital Reserve Fund established in Article 8 at the 1994 Town Meeting, and repurposed in Article 14 at the 2013 Town Meeting for the purpose of the purchase of fire equipment. Recommended by the Board of Selectmen. (Majority vote required)

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Comment: The major use of this fund is for the replacement of fire trucks which easily cost more than \$600,000. Engine 1 will have been in service for 25 years in 2028 and surpassed it's expected useful life.

Article 11: To see if the Town will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to add to the existing Police Equipment Capital Reserve Fund established in Article 6 at the 2010 Town Meeting for the purpose of purchasing police equipment. Recommended by the Board of Selectmen. (Majority vote required)

Comment: This capital reserve sets aside money for the replacement of police patrol vehicles. Currently the oldest cruiser is a 2011 Ford Crown Victoria with over 100,000 miles on the odometer.

Article 12: To see if the Town will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to add to the existing Recreational Facilities Capital Reserve Fund established in Article 5 at the 2010 Town Meeting for the purpose of planning and development of recreational facilities within the town. Recommended by the Board of Selectmen. (Majority vote required)

Comment: This fund supports the work of the Recreation Commission. It has provided funding for the fitness trail and equipment at Tibbetts Field. A more formal trail between Tibbetts, the Cemetery and Town Hall is being planned.

Article 13: To see if the Town will vote to raise and appropriate the sum of Six Thousand Dollars (\$6,000) to add to the Property Revaluation Capital Reserve Fund established in Article 6 at the 2009 Town Meeting for the purpose of the revaluation of town properties. Recommended by the Board of Selectmen. (Majority vote required)

Comment: By statute, the town is required to conduct revaluation of property every five years. This sets aside funding to be ready of the additional costs for the 2025 revaluation. A change in how the assessing contractor invoices for the work will eventually move this cost to the operating budget.

Article 14: To see if the Town will vote to raise and appropriate the sum of Twenty-Five Thousand Dollars (\$25,000) to add to the Purchase of Property and/or Easements Capital Reserve Fund established in Article 7 at the 2018 Town Meeting for the purpose of purchase of property and/or easements. Recommended by the Board of Selectmen. (Majority vote required)

Comment: This fund allows the Town to set build up funding for opportunities to purchase land and or easements. Opportunities are often time sensitive and the fund allows the town to be responsive. In 2020, \$60,000 from this fund, along with funding from the Conservation Fund and the Wentworth Family Trust Grant allowed the town to purchase a conservation easement on the 11.5 acre Grimes property on Mill Hill Rd. The property was being considered development that would have resulted in the loss of a significant trail connection between Kingman Farm and the Hayes Farm Conservation Easement near the Bellamy River. Previous purchases using this fund have been the Hayes Conservation Easement and the Schreiber Property on Cherry Lane, which is a significant component of the Powder Major Forest trail system.

Article 15: To see if the Town will vote to raise and appropriate the sum of Five Thousand Dollars (\$5,000) to add to the existing Iafolla Reclamation Capital Reserve Fund established in Article 4 at the 2010 Town Meeting for the purpose of reclamation of land purchased by the Town from the Estate of Michael Iafolla. Recommended by the Board of Selectmen. (Majority vote required)

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Comment: The Town owned Iafolla property, a former gravel pit, abuts a larger gravel pit that is undergoing hydro-mining that when completed will result in a large body of water. Continued support of the fund allows for maintenance, reclamation work and positions the Town future use development.

Article 16: To see if the town will vote to authorize the Board of Selectmen to negotiate and execute any and all agreements they deem in the best interest of the Town, including long-term contracts, necessary to establish a Power Purchase Agreement (PPA) for a solar energy system on Town property with the intent of providing power for Town facilities in a sustainable, cost efficient and environmentally conscientious manner. Recommended by the Board of Selectmen. (Majority vote required)

Comment: This warrant article allows the Selectmen to continue and possibly complete a solar energy system at the Safety Complex that may meet the energy needs of the town's municipal buildings. There will be an option for the town to purchase the solar array making for a long term cost savings over the purchase of electricity.

Article 17: To see if the town will vote to authorize the Conservation Commission to retain the unexpended portion of its 2021 appropriation as authorized by RSA 36-A:5, said funds to be placed in a conservation fund account held by the municipal treasurer (RSA 41:29). Recommended by the Board of Selectmen. (Majority vote required)

Comment: This recurring article allows the Conservation Commission to retain any unused portion of their \$1,500 budget. The funds are moved to the town Conservation Fund which can be used by the Conservation Commission for the purchase of conservation easements or conservation projects. Generally, the unused funds amount to less than \$1,000.

Article 18: To hear the reports of any Town Committees, Boards, and/or Commissions, and act on any motion thereto.

Comment: Allows for the hearing of reports. No motions that involve funding are allowed, because they would have required previous notice.

Article 19: To transact any other business that may legally come before the meeting.

Comment: