

**Public Hearing  
Bond Issuance  
Thursday, November 2, 2017**

These minutes were recorded by Ellen White, Town Administrator. The Public Hearing was held in the Bub Avery Memorial Gymnasium at Town Hall.

**Call to Order:**

Chairman Morgan called the hearing to order at 5:30 PM.

Morgan read the Public Notice for the Public Hearing followed by the Warrant Article that will be presented for vote at the Special Town Meeting.

Morgan then opened the hearing to public input.

**Public Input:**

Dallas Emery (Moultonville Road) questioned what will happen to all the existing buildings and campers at Camp Sokokis. Morgan responded that the hearing is for the subject of the bond issue but provided the answer that the campers will eventually be phased out beginning with the Hodsdon Shore Road side first to make room for the Town Beach.

Elizabeth Craveiro (Ossipee Mountain Road) questioned the additional costs to maintain the bathhouse, provide fire and rescue, police patrols, lifeguard, etc. Morgan responded that those items have no effect on the bond issue. He elaborated stating that by having no lifeguard on duty actually lessens the town's liability. Additionally, the Town has a laborer on staff that will be able to provide a daily check on the location and remove any trash. Gretchen Road requires no improvements and there are no other projected costs outside of the purchase of the land and buildings. Craveiro questioned what additional hours will be needed for the Laborer/Maintenance position. Morgan responded that the beach, like all other Town facilities, will be "carry-in, carry-out" and although that does not always happen, the amount of maintenance required will be minimal. Craveiro questioned if the bond has already been approved. Morgan responded that the approval will not take place until after the Town Meeting votes in favor.

Cheryl Lang (Browns Ridge Road) asked Morgan if this is his "pet project" with promise to push through the Town, and further questioned if he has any financial interest in the purchase. Morgan responded that he and several others for many years have an interest in pursuing a beach for the Town. He accepted without reservation the push through the town as the accomplishment of finding a location that will fit the need of a beach has finally been found. He stated he has only one vote as does any other taxpayer. Morgan stated this a good move for current and future generations.

Lang questioned why there is no promotion being made for Duncan Lake Beach. Morgan discussed issues with its topography, parking area located 26' above the beach area, no handicap access, and the pond's natural susceptibility to bacteria since it is not sourced by a river or stream. He stated there to be no comparison between Duncan Lake and Ossipee Lake. He also added that Ossipee Lake is named after the Town.

Joy Gagnon (Spring Tavern Hill) commented that she is for the beach. She travels all over the state and receives comments about how beautiful Ossipee Lake is and she can't even put her toes in it as a resident.

Marie McConarty (Maplewood Road) informed everyone that Monday's Public Information Night is on [governmentoversite.com](http://governmentoversite.com) to view for anyone who was not able to attend. A lot of the questions being asked were discussed that night.

Craveiro questioned the tax revenue that will be lost. Morgan responded that the campground is responsible for \$26,000 in tax revenue per year, of which about \$8,000 comes to the Town with the remainder going to the County, Local School, State Education and Fire Precincts, etc. Additionally the 45 campsites generate an average of \$150.00/each per year, of which about \$30.00-\$40.00 comes to the Town. Morgan stated the Town increases in value every year with new buildings and improvements being made. From 2016-2017, \$7 million in value was gained while the Town portion of the tax rate has decreased over the past 3-4 years.

John Hood (Groveland, MA) questioned how it will not be a cost to the residents of Ossipee. Initially Morgan reported that revenue would be used from the campground and then a drastic change was made to eliminate the campground and its revenue. Morgan responded that the reporting on the matter has been inaccurate and words have been twisted. Morgan added that all meetings are recorded by governmentoversite.com and people should be reviewing the meetings for the facts. Morgan then reviewed the cost calculation using the budget divided by the taxable value. Assuming a bond payment of \$85,000/year calculates to a tax payment of \$0.15/thousand assuming no growth or revenue. Initial thoughts were to use the campground revenue to offset the bond payment but the feedback received has been that people want the beach, not be in the campground business. The beach has been the pursuit all along and the question is whether the people want the beach or not.

It was stated that the Town already has two beaches; Mill Pond and Duncan Lake. Morgan responded that the Mill Pond is not a beach, it is a dam, with town beach signage that regulates the conduct.

Martin questioned Mr. Hood's intention and whether he is for the beach as he seems as if he is against it. Hood responded that he has owned property in Ossipee for 21 years and wants to make sure he is well informed of the purchase. He requested he stop being asked where he lives.

Gary Gagnon (Spring Tavern Hill) stated that it is relevant to know where people live. Most people who live in Ossipee have not been able to enjoy the lake and people should find a way to share what all taxpayers pay for. Morgan commented that a lot of people did not know that there is no public access other than a few boat launches with no area for parking.

Hood stated that he has no resentment; the purchase is good for children and future generations, but any investment requires further information.

Jonathan Smith (Elm Street) requested everyone stay on the topic of the bond.

Morgan reported the receipt of encouraging news on the bond. He stated the Board was originally looking at a 30-year bond to keep the payments down but with that term comes a higher interest rate. A new estimated rate for the 20-year bond has estimated annual payments of \$64,000-\$72,000 and reduces the interest to a total \$319,000 over the full term of the bond. Morgan stated that the bond purchase will take place after the first of the year at which time the Municipal Bond Bank will continue to negotiate for the best rate possible.

John Franco (Fillion Road) stated that he believes in the beach but does not believe in the method of funding it. He presented an option where the purchase could be self-funded through the sale of an annual beach pass for \$25.00. Morgan responded that he disagrees with charging the community for any service being provided by the Town. Morgan added that the Town would have to staff a full-time employee to collect the fees for the beach pass. Franco stated the passes could be sold at the Town Hall like the dump stickers. He further discussed how other towns such as Madison do this process.

Lang also stated that she would not be in favor of paying a fee for something she is already being taxed on.

Katy Meserve (Barrington Circle) explained that the bond is required to make the actual purchase of the land for the beach since the Town does not have \$1.2 million on hand, and how the voters choose to make the annual payment is determined by Town Meeting each year.

**Adjournment:**

Being no further input, Morgan made a motion to close the Public Hearing. Martin seconded. A unanimous vote was taken.

Adjourned at 5:58 PM.

---

Richard H. Morgan, Chairman

---

Robert C. Freeman

---

Sandra P. Martin

To be approved 11/6/2017