

**MINUTES**  
**BOARD OF SELECTMEN**  
**Budget Worksession**  
**TOWN OF PEMBROKE, NH**  
**Wednesday October 25, 2006**

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**Present:** Selectman Larry Preston; Selectman Larry Young, Sr.; Selectman Brian Tufts;  
and Selectman Dan Crean .

**Excused:** Selectman Fred Kline

**Staff:** Geoff Ruggles, Finance Director

**1. CALL TO ORDER**

Chairman Preston called the meeting to order at 6:30 P.M.

**2. OLD BUSINESS**

**Perry Eaton Building Lease**

Selectman Crean presented a list of changes he recommended to be made to the commercial lease of the Perry Eaton Building. John Graziano explained that he came with the understanding that tonight we would get this taken care of. Mr. Graziano did not intend to stay tonight to discuss the further changes to the terms of the lease and suggested the terms be worked out between the Selectmen and he be given a call when it is ready. Selectman Preston suggested to Mr. Graziano the Board would work on this and expected there would be minor changes made and they should come up with something acceptable to all tonight and would contact him when finalized. Issues discussed were description of the leased area on the first floor, usage of the common areas, parking lot status change, renewal of lease, taxes, security deposit, use as office space, insurance requirements, water usage, snow and ice removal on walks and entrances, indemnification language, description of the fit-up to be done, acceptance of premises "as is", funding availability subject to the authority of Town Meeting, no sub-letting without permission, include warrant article number from Town Meeting, indemnification of officers and employees, inclusion of bodily injury language, addition of standard authorizations of persons duly authorized to sign. The changes will be made as soon as possible and sent for review to the parties involved.

**Action:** Selectman Tufts moved to approve the amended version of the Perry Eaton Building Lease Agreement and authorize the Chair to sign on Monday October 30, <sup>2006</sup> subject to it being emailed to the members of the Board of Selectmen and Mr. Graziano for review. Selectman Young seconded. Motion passed 3-1. Selectman Crean was opposed.

**3. NEW BUSINESS**

**Manifest**

**Action:** Selectman Young moved to accept the manifest as presented. Selectman Crean seconded. Motion passed 4-0.

#### **4. BUDGET WORKSESSION**

The Board of Selectmen and Finance Director reviewed the revisions to the 2007 budget as modified through the series of budget meetings previously held with the town departments and committees. Areas for additional cuts were also discussed. Other departments and areas discussed at this meeting were Library, Wages, Fire Department, and EOC. Criteria for evaluation of employees for merit pay increases were also discussed.

#### **ADJOURNMENT**

**Action:** Selectman Crean moved to adjourn. Selectman Tufts seconded. Motion passed 4-0 and the meeting adjourned at 8:30 pm.

Accepted by the Board of Selectmen

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Larry J. Preston, Chair