

**TOWN OF WATERVILLE VALLEY  
BOARD OF SELECTMEN  
REGULAR MEETING MINUTES**

**DATE:** January 10, 2018

**MEMBERS PRESENT:** Mike Aronson, Chairman, Margaret Turner, Vice-Chair and Bill Larsen.

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Reggie Breeckner, Wendi Rathgeber, Tim Gross, Mark Decoteau, Chris Hodges, Jim Mayhew, Judy Rolfe and Sharon Charron.

**1. The meeting was called to order at 3:00 p.m.**

**2. Privilege of Floor**

Reggie Breeckner updates the board on the start up costs for the WV Historical Society. The costs include fees for incorporating, becoming a 501C3 organization, PO Box, a non-profit kit, and to hire a registered agent. There is also additional start up costs as well, though presently unknown, for establishing a plan for document storage and preservation of artifacts. Reggie stated that once the society is formed, grants and funding would be sought to assist with the costs. Mike Aronson asked to get more information on the long range costs for the preservation of items and Reggie will provide that when it is received. Discussion followed and the amount of \$1,200 was estimated to cover the initial start up costs.

Margaret Turner motions to approve \$1,200 out of the FY2018 Operating Budget for the Waterville Valley Historical Society start up costs.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

**3. Approval of Minutes of 12/13/17 Regular Meeting and 12/13/17 Workshop Meeting**

Mike Aronson motions to approve the minutes of the workshop meeting on December 13, 2017 with changes.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

Bill Larsen motions to approve the minutes of the regular meeting on December 13, 2017 as presented.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

**4. Department Heads Updates**

- **Recreation**

Mark reports in Brooke's absence that the Rec Dept had a VERY busy vacation week due to the cold weather. All of the indoor scheduled activities were well attended. Brooke will update the board further at the BOS next meeting.

- **Public Works**

Jim Mayhew reports that his department has been busy keeping up with snow and trash removal during the busy holiday period. During the extreme cold weather, the trash truck froze while on the way to empty at the landfill in Bethlehem. Generally an excavator onsite at the landfill is used, but the extreme cold affected the operation of that piece of equipment as well. An alternative solution had to be sought to unfreeze and unload the truck so as to continue with emptying dumpsters in town. Jim Mayhew stated that a 30yd roll-off container was ordered, but unable to be delivered due to the cold. Overall, the extreme cold caused many types of equipment to be inoperable. Discussion followed and the solution decided upon was to order the 30yd roll on/off dumpster(s) 1-2 weeks ahead of the vacation week times to handle the trash volume. There are currently several dumpsters that are being repaired in house at this time, in addition to regular vehicle and equipment maintenance/repairs.

Mike Aronson asked about the road conditions and the surface changes at the Tripoli Rd/Rte 49 intersection. The surface changes were explained by Jim Mayhew as the majority of traffic up Rte. 49 to WV turns left to go towards the ski area, as opposed to continuing straight. The reduction in traffic, combined with the frigid temperatures, reduces the effectiveness of the road treatments of salt and sand. More traffic on the roads increases the salt being worked into the snow which then changes to slush and can be more easily removed by plowing. Other towns in the areas are experiencing the same conditions.

The Board thanked Jim and his staff for all the high quality of work over the busy vacation week.

- **Public Safety**

Chris Hodges report that it was a busy holiday week and things went well. The new home on River Road has been completed and a certificate of occupancy has been issued. Currently there are no other homes under construction at this time which is unusual. The department had Coffee-With-A-Cop at the ski area today, 1/10/18. All employees are healthy. Engine #2 repairs came in at \$23K. One of the police cruisers was damaged by fire, and is now out of service as a result of the damages. Insurance will cover replacement of equipment lost and damaged.

## **5. Calendar Review**

The next Selectmen's Meeting is Wed., 1/24/18 at 3pm.

The next Planning Board meeting is tomorrow, Thurs., 1/11/18 at 8am.

## **6. New Business**

- **Review and Sign Warrant for W/S 4<sup>th</sup> Qtr 2017**

The warrant is presented to and signed by the board. Mark stated that the year-end revenues to budget were at 96.7% for water, 106.6% for sewer, and 97% for trash. In total, the three accounts were billed out were \$8,600 over the budget estimates.

- **Sign Permit Request – Valley Run Property Services**

The sign permit was reviewed and a motion made by Bill Larsen to approve the request.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

- **Possible Warrant Questions – Economic Development Questions**

Mark reviewed with the board information pertaining to two possible warrant articles and receives feedback from the board.

- 1) RSA 72:81 regarding new construction property tax exemptions on commercial or industrial properties.

Mark explained that RSA 72:81 must be adopted first, and once adopted it allows a town to exempt up to 50% of the increase in value for new construction and improvements for up to 10 years. If adopted at town meeting, the Selectmen would then layout the actual terms and criteria for the exemption. Questions arose regarding specifically the application of adopting RSA 72:81 to; the area of town, the percent and length of exemption, minimum amounts to be eligible and the uniform application. Discussion followed by the board and they felt more time was needed to further explore different options in order make a decision on whether or not they would like propose to adopt RSA 72:81.

- 2) RSA 79-E regarding community revitalization tax relief incentives.

Mark explained that RSA 79-E would allow for tax relief for improvements in an identified Town center area. The assessment of a property would be frozen for up to 5 years. The zone, or town center area, would need to be established and the relief would only apply to this area. In this case, the ski area itself would not be included as it falls outside of the town center/core area as defined in the Master Plan and the Zoning Ordinance.

The difference between RSA 79-E and RSA 72:81 is that RSA 79-E freezes the assessment of a property in a zone for up to 5 years, and RSA 72:81 exempts a percentage of the improvement to a property in the town center. How to best define the zones and/or areas was discussed by the board, such as VC or VC1. Whether or not both of the RSA's was needed at the time was undetermined.

- **2017 NHDRA Ratio Study Results**

Mark reviews the recent ration study results with the board. The new ratio is 100.1% following the town wide revaluation completed in 2017. Mark also mentioned that an RFP for assessing services was produced and sent out to firms in state. The only response was from the current company doing our work, in conjunction with a contract for 2018. The board signed the contract with CNP for 2018. It was assumed that since the contract amount is small that there was not enough incentive for other companies to acquire the account.

## **7. Old Business**

- **FY2018 Budget Prep – Discussion with Town Core Working Group**

Wording for a \$300K bonded warrant article was presented by Mark that would allow for flexibility pertaining for the Town entrance project and/or other improvements in support of business development in town. Discussion followed with regards to the broad scope of the wording and what other projects could be considered. The Town Core Committee member Tom

Gross stated on behalf of the TCWG, that the town entrance is their number one priority for the betterment of the town and this needs to be expressed to the voters. Wendi Rathgeber comments that both of the budgets for the town entrance could be presented. Mark reminds everyone that the bonded amount of a warrant article cannot be changed and it will require a 2/3's vote to pass. He suggested the amount of \$300K which is the larger estimate of the 2 proposals and for the plan to be displayed and fully explained to the voters. This would cover the Town entrance, sign, and sidewalk/road improvements in the entrance area on Valley Rd. If the vote fails this year (2018), then next year (2019) another plan could be presented.

- **Corcoran Pond Dam Update**

The amount of \$400K was determined to be the bonded amount to be requested based on the most recent estimates. The total repairs are estimated at \$500K and presently there is \$110K in funds being held in a Capital Reserve Account. The wording of the article was reviewed and discussed. Discussion followed regarding informing voters of the reasons why the Dam is in need of repairs and what the town has done since being informed by DES that these repairs are required and not optional. Bill Larsen volunteered to write an article for the Wig Wag local paper to explaining why the town is doing the repair work to the dam. DES has agreed to all of the outstanding work that needs to be done and Haley & Aldrich are currently verifying and working on cost estimates.

- **Well #3 Update**

Mark reviews with the board the updates for the work needed, and the estimated costs based upon discussions with EGGI, for the Bond article. These include improvements both above and below the ground surface at the Well#3 site, a new transmission line and connection to treatment center and, if necessary, replacement of Well#3 with a new gravel pack well. The total cost for all items is estimated to be \$700K. Mark informs the board about a grant opportunity through the NH-DES Drinking Water and Groundwater Grant Program. He recommends that the amount of the Bond article is \$700K, with \$400K bonded and the remaining \$300K from the grant program. Discussion followed with respect to the timeline of repairs which would be phased over 2-3 years, dependent upon the testing results of the water after each step to determine if additional work is needed, and whether or not the grant application is approved. The grant is a 50/50 matching grant and with the \$400K bonded funds the matching amount would be covered. The ultimate goal of the project is to completely rehabilitate Well#3 and getting it back online and connected to our water system. Concern was expressed by the board regarding the total amount of \$700K, and the \$300K grant not being awarded. Additionally, if the \$100K repairs to the Well#3 area are successful in removing the bacteria from the water/well, then the additional work is unnecessary at that time. On the other hand, if the repairs prove unsuccessful in correcting the bacteria problems, the new well will ultimately be necessary. The discussions continued and included the idea of not doing the \$100K repairs and instead proceed with installing a new gravel pack well. The argument for this case is that the \$100K would be wasted if ultimately a new well is determined to be necessary. The board would like for EGGI to offer some guidance as to whether or not a new gravel pack well in the area would be able to extract clean water. Mark will contact EGGI and report back to the board.

- **FY2017 Budget Update – Capital Project Accounts Carryover**

The board reviews the capital accounts to close and to encumber to 2018. The accounts reviewed are as follows:

Corcoran Pond Engineering	\$ 6,131.92	Encumber
Road Repairs	-	CLOSE
Streetlights	\$ 5,499.00	Encumber
Tecumseh Rd Sidewalks	\$ 15,000.00	Encumber
Building Improvements	\$ 1,500.00	Encumber
Town Car/Trash Truck	-	CLOSE
Water/WW Repairs	\$ 12,304.49	Encumber
Federal Prop Acq/Engine 2 Repairs	\$ 1,233.46	Encumber
Reserve for Arena Maint.	\$ 102,474.41	Encumber
Grinder Pump Replacement Add'l Funds	-	CLOSE
Mower Lease	\$ 264.77	CLOSE
Police Cruiser Lease	\$ .15	CLOSE
Pick-up Truck Purchase	\$ 6,801.21	CLOSE
WWTP Generator Replacement	\$ 15,673.60	Encumber
Nature Trail Grant	\$ 3,696.07	Encumber
Planning & Zoning Regulation Review	\$ 9,000.00	Encumber

There was a brief discussion of the need to for a generator to power the gas pumps during power outages. The pumps currently can't be operated when there is an outage. The remaining funds from the WWTP generator could be used for this purpose.

Mike Aronson motions to adopt the encumbrances and closings to the account as listed.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

## 8. Correspondence

- **NHDOT Bridge Inspection Results**

Correspondence was received from NH-DOT that all three bridges in town passed inspection.

- **NH Lottery Letter RE: KENO Question on Town Meeting Warrant**

The request was asked by the NH Lottery executive director to ask if the Selectmen would allow for a KENO warrant article on the 2018 Town Warrant in response to the adoption of SB 191 signed into law by Gov. Sununu which allows for KENO as a revenue source for funding full-day kindergarten. Discussion followed by the board and since it is not required to be on the warrant, nor has anyone in town requested that it be on the warrant, it was determined by the board that it doesn't need to be included at this time.

- **UNH Cooperative Extension – Economic Development Assistance**

Geoffrey Sewake of UNH-CE offers assistance to the town for Economic Development. Mark will reply that the town accepts the offer of assistance and schedule an appointment.

## 9. Privilege of Floor II

None.

## **10. Board Concerns and Directives**

Mark reviews additional FY2018 budget items as follows:

- The amount of fund balance to be used towards the FY2018 budget being \$100K;
- Parks & Recreation FT versus PT laborer position discussion & review;
- Departments, Capital Projects & Bonding reviewed;
- Charitable giving reviewed; and
- Employee compensation & benefit costs reviewed.

The board also reviewed and signed the agreement with the Conway Fire Department for providing service coverage to the area of town on the Kancamagus Hwy.

## **11. Non-public Session**

- **Discussion**

The board goes into Non Public Session under RSA 91-A: 3, II (c) along with Town Manager Mark Decoteau and Sharon Charron. The Motion was made and seconded and with a roll call vote: Selectman Aronson – aye, Selectman Turner – aye, Selectman Larsen – aye, and the Board went into Non-Public Session at 5:13pm. The Board came out of Non-Public Session at 5:27pm.

Upon return to the public session a motion was made to seal the minutes by Bill Larsen and seconded by Margaret Turner because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this board. The motion was passed by a unanimous voice vote.

Bill Larsen motions to adjourn the meeting at 5:28pm.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

Respectfully Submitted,

Sharon Charron

Town Clerk/Town Office Assistant