

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

DATE: October 11, 2017

MEMBERS PRESENT: Chairman Mike Aronson, Margaret Turner and Bill Larsen.

MEMBERS ABSENT: None.

OTHERS PRESENT: Rich Rita, Sean Curtin, Nicolai, Mark Decoteau, Jim Mayhew, Brooke Wakefield and Sharon Charron.

1. The meeting was called to order at 3:05 p.m.

2. Privilege of Floor

None.

3. Financial Update

None.

4. Department Heads Updates

- **Recreation**

Brooke Wakefield report that the Fall Foliage Footrace went well and despite terrible weather there were over 200 participants. Public Safety assisted with the cross country course and there was alot of community support overall. The afterschool program and pickelball are going well. Indoor cycling classes will be starting up again soon.

- **Public Works**

Jim Mayhew reports that the pickup truck for the WWTP/Water department has arrived. The sludge pumping of the lagoons will continue for another week, in the event of any questions or complaints regarding the odors.

- **Public Safety**

Chris Hodges reports that the Columbus Day weekend went well, with no issues. Overall good crowds and people were in town. There are 2 new part time police officers in town, Kevin Pierce and Joe Nerickio who are both doing training and will be attending the PT academy beginning in February 2018.

5. Calendar Review

October 25, 2017 at 3pm is the next meeting.

6. New Business

- **School Census Report**

Mark reports that there are currently 21 students enrolled in the WV Elementary School, and there are 14 students at Plymouth Regional High School. The board asked how many of the 14 are graduating in 2018 and that was not known at this time.

- **Arena expanded use proposal**

The board reviewed the plan and had the following questions for Sean Curtain of Mulligan's in Town Square, who would be the operator of the proposed private party space in the ice arena. The question concerned the location within the arena and how it would be separated from the general public areas. The area would be the former visitor's locker room and it would be separated by physical walls with glass doors. The area would be available for lease by teams during competitions and only the team (or group) who rented the space would be allowed inside the area. The plan is for the space to be rented in 2 hour time slots for the service of food and beverages, including beer and wine. There will also be TV monitors for video games for children. Public safety concerns were of egress for the area and Chris Hodges will work with the builder to be sure egresses are properly installed and signed. Essentially, this space will act as a function room serviced by Mulligan's. No product will be stored in the area and will be removed at the end of each day. Chris Hodges states Public Safety's concerns were of serving of alcohol to the general public as a concession stand, but had fewer concerns with the plan as presented. Discussion followed concerning amendments, if necessary, to the current lease agreement. Mark will check with Town Counsel regarding the lease, the changes to the interior, and any impact to insurances as well. A letter of understanding will be drafted, with review by town counsel, and added to the lease, which will hold the town harmless for this use and building changes.

Bill Larsen motions to accept the proposal of the Hockey Academy Penalty Box concession, subject to lease changes forthcoming.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

Bill Larsen motions to suspend of the prohibition of alcohol in the Ice Arena in the manner in which it is described in the accepted proposal and the letter of understanding.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

7. Old Business

- **MS-1 Final Approved/Property Value Notices**

Mark updated the board on discussions with DRA personnel regarding the utility values. The spreadsheet provided by CNP was being reviewed by DRA staff, and this process is not complete yet. DRA wants the town to use the lower adjusted number, calculated by using the new state formula, rather than the 2016 values. The total difference is a net loss of valuation of \$1.5 million. If we use the value base upon the new formula, the town can change this again for 2018 if the formula is challenged by other towns. The net change is about 6 or 7 cents on the tax rate, which equals about \$20K in tax revenue for the town. If we choose to leave the values unchanged from 2016, DRA will not approve the MS-1, and we will not get a tax rate set. Other towns that are fighting the new calculations, and are also doing a revaluation, will not get a tax rate set as well. Towns not in a revaluation year (every 5 years), may be able to use the old utility

values, but will need to update these when they are revaluated, or sooner, based upon DRA directives. The only other option would be to have town counsel negotiate with DRA to use the old utility values and to accept the MS-1. This would likely delay the tax rate from being set and the tax bills going out on time. Mark states that if we go with the old utility values (higher), we will likely see abatement applications from both Spectrum/Time Warner and Fairpoint and go through the process and adjust the assessment values down (lower) next spring. On the other hand, if we go with the lower utility values now, and they are increased next spring because the formulas are revised, we are unable to recoup the 2017 values and the associated taxes revenues. Discussion continued as to what other options were available and none other could be found that would be allowed by DRA under state law. Legal options against DRA were considered, and the board felt that this should be pursued through town counsel.

Bill Larsen motions to approve the MS-1 for 2017 using the old values of \$857K for both Time Warner/Spectrum and Fairpoint and the total town net valuation of \$330,708,657.

Mike Aronson: 2nds.

Motion was carried by a unanimous voice vote.

Mark will submit this to DRA for approval, and will also inform the BOS of any adjustments to the values as DRA is reviewing the spreadsheet formulas used by CNP, which were created by DRA, to establish the values.

- **Well #3 Testing Update**

Jim Mayhew informs the board that the pressure in the line has not decreased since the installation of the new check valves, indicating that there is not leak in the line. The theory Jim explains that the non-operative check valve allowed water back into the well and created negative pressure inside the pipe and the gaskets, which are designed to expand with pressure inside the pipe, leaked as a result of becoming a weak point under negative pressure and allowed groundwater to enter the pipe. The well was treated with chlorine and will be retested after 24 hours with follow up testing as well in order to get 3 clean tests. Mark comments that it appears that the failing backflow valve was the reason for the prior failed tests. Concern was expressed by the board about DES's requirements for 3 clean tests from a well after a positive EColi Test. Mark explains that these requirements don't mean that the well is bacteria free 100% of the time and treatment of the well water with chlorine is done as normal operating procedures. Jim explains that the solution is to put well #3 into the new pump house which has the clear well treatment tank. This treatment tank ensures longer contact time with the water treatment agents. The board would like to get confirmation of this procedure from EGGI and it would be acceptable to DES.

- **Corcoran Pond Dam Update**

No update at this time other than an email is being sent to Jim Gallagher at DES and hope that a response by the next BOS meeting.

- **DPW Personnel Update**

The position is continued to be advertised at this time. It has not been filled at this time.

8. Correspondence

None.

9. Privilege of Floor II

None.

10. Board Concerns and Directives

There will be two public hearings at the next meeting on October 25th.

There was a brief discussion about the cemetery rocks for the memorial wall and the possibility of changing the orientation of the rocks. Board members had received positive comments from people.

11. Non-public Session

None.

Bill Larsen motions to adjourn the meeting at 4:10pm.

Mike Aronson: 2nds.

Motion was carried by a unanimous voice vote.

Respectfully Submitted,

Sharon Charron

Town Clerk/Town Office Assistant