

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

**DATE:** December 26, 2018

**MEMBERS PRESENT:** Mike Aronson, Chairman, Margaret Turner, Vice-Chair, and Richard Rita.

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Cheryl Moak, Cyndi Piekos, Rob Wilson, Barry Fish, Larry Young, Vicky Goldberg, Mark Decoteau, Chris Hodges, Jim Mayhew, Judy Rolfe and Kari Miller.

**1. The meeting was called to order at 4:00 p.m. by Chair Mike Aronson.**

**2. Public Hearing – Property Purchase**

Mike Aronson excuses himself from the board for the Public Hearing on the property purchases. He adds that he has had no involvement in any of the discussion, either public or non-public, due to the potential conflict for himself. He then turns over the meeting to the Vice Chair Margaret Turner. The public hearing was opened at 4:01pm by Vice Chair Margaret Turner who states that the town is interested in expanding recreation opportunities and a pavilion by Corcoran's Pond would help in this effort. The pavilion would have public restrooms, which are greatly needed in the area, and enhance the beachfront amenities. The piece of property is a small piece of land located behind the Golden Eagle and Margaret explained the negotiations between the Town and The Waterville Company. The Selectmen first asked that the Waterville Company donate the land to the town, which was turned down and countered by an amount of \$137K. The Selectmen turned down that amount and countered with \$50K, which was countered by an amount of \$88,300 by the WV Company, noted as being the assessed market value of the property and the amount the WV Company has been taxed on for property taxes. The Selectmen then agreed to move this amount forward to let the voters decide at Town Meeting. Recreation Director, Brooke Wakefield, adds the proposed pavilion would enhance the beachfront area, offer restrooms and enhance the area as well as offer an additional venue for facility rentals by the Rec Dept. Mike Aronson asks where the pavilion is within the CIP and what amount has been budgeted for construction. Brooke replies that it is planned for 2020 and the budgeted amount is \$250K. Cyndi Piekos asks where the land is on the map. It was indicated as lot 43. Cheryl Moak asked if the toilets would be flush toilets. Mark replied that the design work is hasn't been done yet. Mike Aronson asked if there were any impediments to installing flush toilets which would require easements. The Purchase and Sale agreement does include easements for water and power from the Golden Eagle Lodge property to the property in question. The Waterville Company does own those easements and they would transfer these with the property. Cost estimates are needed and whether or not the Town voters would support those costs or perhaps other types of toilets would be better suited for that area. Other questions posed included if storage space available or any other building features. Mark stated that the design work hasn't occurred and really can't until the land purchase is approved. When the land purchase is approved, then design work can begin and the features of the pavilion can be refined. What will be impact on the tax rate was asked,

and Mark answered that for every \$33K it is roughly .10 cents on the tax rate, so he estimates the impact to be about .25 cents on the tax rate. Larry Young asked if boat storage might be made available, something he has asked about in the past. Mark said that might be considered as an option, but insurance coverage would need to be discussed. Vice Chair Turner asked if there are any other questions, and upon hearing none, closed the public hearing at 4:11pm. Margaret thanked the public for their input and stated this will be on the warrant for town meeting for a vote by the voters. She turns the meeting back over to Mike Aronson.

### **3. Public Hearing – Water and Sewer Ordinance Proposed Changes**

Mike Aronson opens the public hearing at 4:12pm and explains the purpose of changing the Water and Sewer Ordinance. The purpose of the changes is to refresh the current point system used to assess water and sewer quarterly charges and when new buildings are proposed, the updated system will be closer aligned with current standards across the state. There is not much information on the old point system in town records and updating the system is needed to fairly assess new properties, as well as reassess existing properties. To this end, when ownership of a property is transferred, a new assessment will be done at the time. Additionally, when building permits are issued, inspections and reassessments of the points assigned to a property will be reviewed and adjusted, if necessary, in either direction accordingly. Margaret stated this will be a change in the Selectmen's Ordinance, which Mark confirmed, and does not go to a town meeting vote. Mike suggested holding off on a vote today, and give residents time to review the changes being proposed, and to express any of their concerns. Mike asked if there were any comments from the audience, and there were none. The public hearing was closed at 4:15pm.

### **4. Privilege of Floor**

None.

### **5. Approval of Minutes of the 12/6/18 Regular Meeting and Special Meeting on 12/17/18.**

The minutes of 12/6/18 were deferred for approval so as to include details of the discussion regarding the security fencing surrounding the wells and well buildings. The recording will be reviewed and the minutes presented for approval at the next meeting on 1/9/19.

Margaret Turner motions to approve the minutes of the Special Meeting on December 17, 2018 as presented.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

### **6. Financial Report**

Mark reports that we are at 98.1% through the year. He states that the meals & rooms taxes have been received in the amount of \$12,656 this week. The warrant for water & sewer for the 4<sup>th</sup> qtr of 2019 will be done after water readings are taken next week. All departments are doing well with expenses. The Planning & Zoning line needs to be reviewed for overages as it is showing above the budgeted amount.

### **7. Department Heads Updates**

- **Recreation**

Brooke Wakefield reports that a busy week is planned with lots of activities and events, both indoor and outdoor activities. Mike Aronson adds, for the benefit of the audience, that in 2019 the Recreation Department will be launching a campaign geared at promoting hiking in and around Waterville Valley. The town will be working on this separately from the resort or the resort association with the expectation that hiking trails are the town's largest asset and promoting hiking will increase the draw for visitors, businesses and new residents. Guide books & maps are planned, in cooperation with WVAIA, for the benefit of all.

- **Public Works/Municipal Services**

Jim Mayhew reports that things are going well for this time of year. Water and sewer volumes are lower than expected due to lower occupancy rates. The trash truck is currently down and is being repaired with the expectation it will be operable by the weekend. Extra dumpsters are on hand at the transfer station for the holiday week volume of trash. There is no longer any separating of recyclables so all of the dumpsters are now used for all household trash.

- **Public Safety**

Dave Noyes reports that the department is ready for increased activity this week. There has been increased activity in calls for assistance in town with events and community service. He is looking at 1 applicant for a part time public safety position. All equipment is in good shape. He has not seen any significant impact from the mountain thus far. DPS per diem staff has been staged at the mountain for medical calls and that has been helpful. Speare Hospital will only staff the mountain clinic when special events are held on a contract basis.

## **8. New Business**

- **Chapel Proposal for Town Meeting**

Mike Aronson reviewed the proposal from Birdie Britton for an open air Chapel in the area of the town beach on Corcoran's Pond. She is looking for the Selectmen to place an article on the warrant for Town Meeting 2019 asking if the town would proceed with design work and quotes on the project. Mike believes that Birdie is asking for a sense of the meeting vote for town support, as there are no costs or estimates known at this time, or will be by town meeting. Mark adds that the chapel will be funded privately through a 501C3 non-profit organization which is currently being established. The 501C3 is named the Robert F. Kennedy and Thomas A. Corcoran Memorial Chapel Fund. The location of the chapel would be on Town land, which is the reason the support of the town is necessary, and the location was noted on the map. Cyndi Piekos asked about the wedding gazebo owned by the WV Company presently and stated a covered chapel area would provide coverage for guests in bad weather. With the upcoming sale of WV Company, it was unknown at this time what the future plans are for that parcel. This proposed open air chapel would be a separate venue. Mark Decoteau adds that the town is not involved with the project itself, other than granting an easement for to allow for use of the land. Additionally, the concept of the chapel makes the land purchase from WV Company even more vital to allow for access to the beach. Without the land purchase, the Chapel couldn't be located in its proposed location. The Selectmen were in agreement to place the question on the warrant for 2019 Town Meeting.

- **Review Other Planned Warrant Articles**

The last day for a warrant article by petition by voters is February 5<sup>th</sup>, so additional articles can be added. Mark reviewed the proposed articles:

1. There will be 9 amendments to the zoning ordinance, which will be by ballot vote. The number of articles for the 9 amendments was unknown at this time.

2. There will be 2 Bond Issues;
  - Ladder Truck for \$950,000
  - Trails and Signs for \$150,000
3. Property Purchase for \$88,300
4. Library Building Repairs for \$75,000
5. Chapel Question (no appropriation of funds)
6. Keno operations as requested by NH State Lottery
7. Funding of Capital Reserves
  - Road Repairs - \$20,000
  - Curious George Cottage – Create account and fund \$10,000
8. Other Special Warrant Articles
  - Backhoe Lease – Start and \$34,000
  - Plow Truck Lease – 2<sup>nd</sup> Year \$30,100
  - Recreation Bus Lease – Start and \$22,000
9. Petitioned Warrant Article(s)
  - Increase number of Selectmen to 5 members
10. Operating Budget

There was some brief discussion on the potential articles, but full discussions on them with the public will take place at the budget hearing on February 6<sup>th</sup>. Mark asked the Selectmen if there was anything else to add to the warrant, and they requested to have an article contingent for the lease of the Ladder Truck, if the \$950,000 Bond Issue were to fail. If both articles were to fail then the truck would go back in September 2019 at the end of the current 1 year lease.

- **Set Date and Time for Town Meeting and Deliberative Session**

Mark reviewed last year's times, which were polls open at 12Noon to 5:00pm, with the deliberative session of Town Meeting starting at 5:30pm. This allows for the counting of ballot for 30 minutes. The board was in agreement to keep the times the same, for Tuesday, March 12<sup>th</sup> 2019.

Rich Rita motioned to set the date and time for Town Meeting as Tuesday, March 12<sup>th</sup>, 2019. The polls will be open from 12Noon to 5:00pm, and the deliberative session of Town Meeting will start at 5:30pm.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

- **Town Report Dedication**

This is something for the Board to think about in the next few weeks. No suggestions were made at this time.

- **Approve Equalization Ratio**

Mark reviewed the Equalization Ratio Study for real estate sales in 2018, which came in at 96.3%. This means that our current values are 3.7% lower, which is good news. This means the assessed values on average are 3.7% lower than the sales prices in the previous year. The review and analysis is done by the NH-DRA and they analyze and validate sales to eliminate any foreclosures, short sales, or any other transfer of property that was not done between a willing seller and buyer. When the ratio is lower than 100%, it means values have gone up. When it is above 100%, it means values have gone down. By state law the ratio needs to be in the range of 90-110%. The DRA Equalization Certificate was signed by the board.

## 9. Old Business

- **Dam Project Update**

The project was shut down for the winter on December 21<sup>st</sup>. There was a walk through with all parties involved. A punch list agreed upon by all parties was generated and completed prior to the shut down. The pond level will remain at its present level, but Jim will check with the mountain as to their needs for snowmaking. The XC groomer will be able to access trails across the dam once there is snow present to cross the bridge. Rich Rita asked about the work on route 49 being done, and Jim states they are working on the culvert under the road and that no work is being done on the route 49 itself. The possible exist that one lane will be closed when concrete is poured for a day or two, but no longer. They expect to be working on the area for about 2 months in total.

- **School Census Review**

There are currently 24 students at WVES. Waterville Valley also has 11 students in the PRHS, with an additional 1/3 partial tuition of a student from who lives with their parent in WV for 1/3 of the time. It was asked if any if there were any students enrolled through WVA/BBTS programs and it was not believed so. The number of students is always changing from year to year. There was a discussion regarding the state education taxes and donor towns, and Mark elaborated on the subject and its history and the potential impact to the town.

- **Budget Information Update**

The budget information discussion will be tabled for now and will be discussed in nonpublic as wages are being discussed.

## **10. Correspondence**

Mark reviews notices from NH-DES regarding the town being in compliance regarding specific site testing for lead and copper levels as required. This is also an indicator that the water is being treated properly through our treatment systems.

Mark reviewed an estimate from Ecosystems Management Consultants to perform a natural resource inventory for the Conservation Commission for Waterville Valley. The estimate is \$5K and is being requested by the CC for their 2019 budget. This is separate from the previous Wetlands Study done a few years ago. The CC is requesting this as it has never been done before, and it will also aid the Planning Board in the future with the review of the Master Plan, which is coming due for review very soon. This can be a special warrant article or included within the budget under the CC.

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

The board goes into Non Public Session under RSA 91-A: 3, II (a) for a discussion regarding employee compensation. The Motion was made by Rich Rita and seconded by Mike Aronson, followed by a roll call vote as follows: Selectman Aronson – aye, Selectman Turner – aye, Selectmen Rita – aye and the Board went into Non-Public Session at 4:57pm. The Board came out of Non-Public Session at 5:13pm.

Upon return to the public session a motion was made to seal the minutes by Mike Aronson 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.

Margaret Turner motions to adjourn the meeting 5:14pm.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

Respectfully Submitted,

Sharon Charron

Town Clerk/Town Office Assistant