

Selectmen's Meeting
April 24, 2006

The Selectmen met for their weekly meeting. Present were Selectman James McGarr, Sharon Davis, Charles Cheney, Jon Homer and Charles Wheeler. The Board began their meeting by reviewing and signing the manifest. They also signed several Intents to Build, an excavation tax warrant, and an Intent to Cut. Before the first appointment of the evening, they spent some time talking with Road Agent Butch Bain. Butch had wanted to request permission to purchase a power sweeper for the Town which he felt would be helpful in cleaning up the sand in the Town Office, Fire and Police parking lots. This would be more effective and less expensive than hiring a contractor with a big sweeper. The one he was looking at purchasing also included a trimmer attachment so it could be used for cutting brush as well. He had a quote from Rands in Plymouth, which included a municipal discount, for \$499.90. He had also priced them at Hawkensen, and their price was \$567.00, and Atlantic Broom wanted over \$700.00 for their broom. The Board agreed with purchasing it from Rands, and agreed that it would be a useful piece of equipment for the Town to own. Selectman Homer suggested to Butch that he keep an inventory of the Highway Department's equipment so we have an inventory of what we own. They also agreed with the Road Agent to remove the road bans tomorrow morning.

At 7:30 p.m. the Board met with architect Michael Piazza. Mike had presented the Board with a proposal last week for the construction documents and overall administration for the construction of the Fire Substation on NH Route 175. The Board had requested that he come in tonight as they had wanted a week to think over the details and cost of the proposal. Selectman Davis indicated that she had read it over and felt that it looked reasonable and straightforward. The preliminary time line was helpful as well. Selectman Davis asked how long it would take to build the structure once the contract was signed and taking into consideration ideal weather to work in. Mike indicated that it should take about three months to actually construct the building. Selectman McGarr commented that the building itself would have to come in at \$230,000. Selectman Homer commented to Mike that his comments about the cost of the proposal last week were not personal that he was just trying to find ways to cut costs and keep a lid on the project. He indicated that he has had time to digest the costs, and is ready to accept them as a part of doing business. Selectman Cheney agreed that he also was taken back with the initial costs as well, but had spoken with some engineers who are doing some work in Waterville Valley, and they agreed that the price was not only in line, but actually a little lower than the norm. Selectman Wheeler indicated that he had also made some inquiries, and had received the same response that Mike's costs were actually on the low side. Selectman Davis made a motion to accept Mike's proposal for services, and Selectman Wheeler seconded it, and it was voted in the affirmative by all. Mike indicated that the bids would be due on a Thursday in mid June, and could then be awarded at the Selectmen's meeting the following Monday. They can set up a construction schedule once they see who the general contractor is, and Mike

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and the Fire Chief would meet once a week with the contractor as the job progresses, and meet with the Board every other week.

Next on the agenda was a meeting between Corey Smith from Waterville Estates and former Interim Road Agent Dick Giehl. Corey had sent a letter to the Board and questioned some plowing bills that the Estates were not paid for this past winter. The Board had requested that both Corey and Dick come in to compare notes. Dick had his calendar which indicated that the days he had questioned, and had suggested not paying, did not show any adverse weather. The policy for the plowing also states that the Road Agent be called before going out. Corey explained that he was unable to reach Dick. He had brought along some weather radar maps that indicated that there was precipitation on the days he plowed, and also pointed out that some of these days, with the elevation of the Estates, even a light precipitation can result in icy roads in this area. Corey also commented that he felt that the Town's sand pile did not have enough salt in it. There were six dates in question that the Board, Corey and Dick went over. Selectman Homer commented that some days were sketchy as to what the weather was. Dick indicated that some of the notes on his calendar indicated that there was no weather even in Waterville Valley on some of the dates in question, but it was the Board's decision to pay or not pay for these days. Corey indicated that he would not go out just for the sake of going out, and that he felt it was his responsibility to keep his roads safe. The Board inquired as to how much money was in question, and Corey quickly calculated about \$625.00. The Board agreed to pay the bills in question.

After this discussion, Bob Veit who has been a snow plowing sub-contractor for a number of years, requested a few minutes to discuss the Town's current plowing policy. He indicated that the contracts were renewed in September, and then the new policy came about in November, and he did not think that this was fair to the contractors. He indicated that this is his livelihood, and while he can appreciate that the Selectmen need to watch out for the taxpayers' money, the contractors invest a lot of money into their equipment, and need to have enough work to justify their expenses. He indicated that the two inch rule policy is new, and the policy also states that it is the joint responsibility of contractor and the Road Agent to keep the roads safe. Every contractor knows his route better than anyone else, and under the former Road Agent had always been told to go out when they felt it necessary. Selectman Cheney indicated that the two inch rule depended on the type of snow. If it was wet, than more than likely, the crews would be called out before two inches, but in the case of a very light dry snow, two inches would make sense. He also indicated that the only real change was that the Road Agent and crew would do the additional sanding required after the initial storms. He also indicated that if a contractor could not reach the Road Agent that it was his understanding that as long as they left a message on the phone that they were going out because of weather in their zone, that there would no problem with them going out. Selectman McGarr

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indicated that it was the Board's intent to rein in some excessive billing, and that Interim Road Agent Dick Giehl was running with a deficit budget the end of 2005 when he took over. Bob Veit indicated that at this point, it did not make sense to rehash the past, but to fix the future. Selectman Davis suggested that perhaps a work session with the Board, contractors and Road Agent in August might help to clarify the policy. Selectman McGarr indicated that a work session was not really necessary that the Road Agent needs to meet with the contractors and discuss it, and then get back to the Board to discuss this, and how he envisions using the three full time employees that the Town will now have in place.

Town Clerk/Tax Collector Hannah Joyce met next with the Board to discuss a few matters pertaining to her department. She mentioned some pending legislation that is being considered in Concord. One was Senate bill 337 which would allow the Town to resell a property obtained from a tax deed within one year instead of three years. They had also tacked on a bill about requiring municipalities to inspect properties and fire codes. Selectman Cheney wanted to know what the Municipal Association's position was on this bill. Hannah indicated the bill had been sent for an interim study. She also mentioned a bill which would change the residency requirement for the elderly exemption from five years down to three years. The next matter she expressed concern about was the health issues of her staff who had been experiencing headaches believed to be caused by the presence of mold and mildew in the building. The Board indicated that they have obtained quotes to repair and waterproof the basement, and remove mold and mildew. At the request of the Board, Ann Marie had contacted the State Department of Environmental Services and spoke with a lady who advised that the employees need to see a board certified allergist, and try and determine what they are allergic to. She also advised that dust mites can be more of an irritant than mold or mildew. The Board authorized the immediate purchase of two heppa air filter machines, cleaning the carpets, and having an air quality test performed. Ann Marie said that she would contact the company that did the asbestos test on our files last year as it also does air quality testing, and that she would contact Geoff Kapp to get the carpets done like he had done for us in the past. A few other office matters were discussed as well.

The Board continued their meeting with a review of the weekly correspondence. Ann Marie had spoken with Bob Anderson from DRA, and he has been able to determine an estimated tax rate for us to use for Beebe River after reviewing their budget and annual meeting minutes. This rate will be \$3.13 for the spring bill. He indicated that he used a modest amount so it would not end up with us overpaying the District for their appropriation. Keith Pratt from Underwood Engineers has also completed the paperwork for the grant money, and has forwarded this to the Commissioners for their signatures. DRA has sent our total equalized valuation for the year 2005. Ann Marie tried to speak with Linda Kennedy last week about the ratio study, and she was away on vacation. She

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did speak with Diane, Linda's assistant, and she was going to speak with Mr. Bouley, and Natalie who worked on our ratio study, and tried to get an answer as to why they seemed to have included the Owl Nest's sales in our study. We had requested that they be excluded based on the intangibles, and the Rising Ridge Road not be completed as of April, 2005. Ann Marie indicated frustration at trying to get an answer from them. She also mentioned that Tom Mullen had called, and he too was not happy with them not excluding these sales, and was going to speak with someone down at DRA himself. Our assessor, Mark Nieder is working on the pick ups and the abatements, and will meet with the Board shortly once he gets these done. Ann Marie mentioned to Selectman Cheney that Lynn from CNP had put together a report for her which listed the mobile homes which he had asked about last week. There are 169 mobile homes in parks, and 149 on land of their own. Mark did not think that adjusting them would effect the ratio very much. The last item under correspondence was in reference to an owners unknown property. John Downing had come in last week, and indicated that the piece of land next to his is owned by William Triantifilu, and that Selectman Cheney could confirm this as he gets permission to sugar on this piece of land. Selectman Cheney confirmed that this is correct.

The Board then continued with the review of the minutes. Selectman McGarr made a correction to the Non Public minutes, and this was seconded by Selectman Wheeler, and voted in the affirmative by all. The minutes will remain sealed at this time. The public minutes of the April 17th minutes were reviewed, and one correction was made to them. Selectman Wheeler made a motion to approve the minutes as corrected, and Selectman McGarr seconded it, and it was voted in the affirmative by all.

Selectman Cheney then made a motion to go into Non Public Session under RSA 91-A:3, II (c) to update the discussion of the Non Public matter from last week's meeting, and this was seconded by Selectman Homer. When the Board came out of Non Public Session, a motion was made by Selectman Wheeler, and seconded by Selectman Homer to seal these minutes.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Ann Marie Foote
Town Administrator