



Warner Board of Selectmen

Meeting Minutes
Tuesday, April 26, 2011
APPROVED

Chairman Carson opened the meeting at 5:31 p.m.

In Attendance: Selectman Clyde Carson – Chairman, David Karrick, Jr. – Selectman, David E. Hartman – Selectman, Laura Buono – Town Administrator

Others present: Matt Waite – Director of Public Works, Martha Mical, Rebecca Courser, Roxanna Smith, Dan Watts and Richard Cutting.

1. Street Sweeper

Matt Waite, Director of Public Works said that he has looked into the cost of street sweeping and has researched purchasing a used sweeper. Matt said having a sweeper would make winter clean-up quicker plus it could be used for other applications such as Fall Foliage Festival. Chairman Carson asked what the life expectancy is. Matt said he is not sure but the motor has been rebuilt and he expects it to last quite a while; usage would be low. Selectman Karrick asked Matt what the cost would be to run a sweeper; there are fuel and maintenance costs. Selectman Carson spoke about possibly sharing this sweeper with other communities. Matt said in the last four-years \$26K has been spent on street sweeping, he feels this piece of equipment will pay for itself. Selectman Hartman asked Matt if he has inspected the sweeper and Matt said yes, he went to the garage where it is being stored and re-built. Selectman Hartman feels this would be a good piece of equipment to add, he also asked if the sand that is swept up is usable. Matt said no because a lot of loam gets mixed in with the sand and if combined with the winter sand it will grow grass; it is also too fine for resident use, Matt said it could be used for fill.

Funding for this piece of equipment would come from what was budgeted for sweeping (\$9K) and the remainder would come from the Highway Equipment Capital Reserve. Selectman Carson is concerned about using the Reserve for the sweeper because the reserve is being built for other equipment. Matt said there will be a savings in the operating budget that can be placed in the reserve. Selectman Hartman recommends the purchase of the sweeper because of the availability and convenience for the Town as well as being able to work out arrangements with neighboring towns. The Town Administrator said on an annual basis the rental of the equipment could be tracked and at every Town Meeting present a warrant article to put the money into one of the Highway reserves. Matt said he explored renting a sweeper but the main problem was availability; there is only one source for renting and they only have one machine.

Selectman Hartman asked Matt if he has any doubts. Matt said he has never personally worked on this type of machine, but the seller is willing to go through and explain the major wear items and he feels confident that the sweeper can be adapted into the existing equipment.

Selectman Hartman **MOVED** to give authority to purchase the street sweeper from Mike Rabbit Enterprises for \$30K contingent upon a final inspection and test drive. Selectman Karrick seconded the motion. Chairman Carson recommends tracking the impact and pay-back on the sweeper. Selectman Hartman feels the rationale would be the Town is spending annually \$9K to hire Mike Rabbit what ever is borrowed from the Capital Reserve will be paid back in 4-5 years. Selectman Karrick amended the motion to include, spending up to \$30K. Chairman Carson seconded the amendment; all were in favor, the motion **PASSED**.

2. Road Projects

Matt Waite (DPW) presented a cost for the North Village Road open box culvert (8' height X 15' span) installation for \$260K; the cost includes engineering plus 2/10ths of a mile of road work; this cost was provided by Michie Corporation. Selectman Hartman asked if the Town is still waiting to hear from the district engineer; Chairman Carson said he believes the Town is going to ask for some assistance from Senator Sanborn in obtaining a response. Because of the cost this would be the only major project for 2011. Chairman Carson asked Matt if the Board opted

not to do this project this year because the State decided to put the Town on the Bridge Aid list for next year, what would be the next project. Matt said a section of Pumpkin Hill Road would be rebuilt. Chairman Carson asked the Board if the Town should make another attempt to contact the State. The Town Administrator said the suggestion was to contact Senator Sanborn and ask him to arrange a meeting with the State regarding the status of the Bridge Aid for North Village Road. The Town Administrator is not sure of the time frame but in the best case scenario the bridge would not be completed until next year. And in 2007 the State's preliminary estimate for North Village Road bridge is \$445K; the Town Administrator feels the Town would save money by doing the project without State Aid. Matt said he spoke to the firm that completed the preliminary engineering in 2007 and the cost estimate now is \$97K, in 2007 the cost was \$65K. Selectman Karrick also feels the Town should complete the project without State Aid, but he feels there should be more than one bid. Matt said if the project goes out for bid there will be additional costs for engineering. Selectman Karrick asked how much of the project will be completed by Michie Corporation. Matt said Michie Corp. will design, make and install the culvert and a contractor (Weaver Bros.) will do the dirt work and the approaches.

The Selectmen discussed their options resulting in Selectman Karrick making a **MOTION** to authorize the Town to move forward with the North Village Road culvert box replacement project at an approximate cost of \$260K. Selectman Hartman seconded the motion. Chairman Carson asked if the Board could meet with Weaver Bros. for a better understanding of the project. Selectman Karrick **MOVED** to amend the motion contingent upon meeting with Weaver Bros. Selectman Hartman suggested visiting all the sites in Town that Weaver Bros. have been involved with. Selectman Karrick added that maybe Weaver Bros. can be available at the same time when the Selectmen visit the sites. Chairman Carson called for a vote on the motion; all were in favor, the motion **PASSED**.

3. Public Hearing – Sale of Town Property Map 8 Lot 13-1

The Selectmen have received two offers for their consideration. Chairman Carson opened the public hearing for public comments.

Martha Mical asked if the Board has signed a purchase & sales agreement and the Board said no, they have only received offers.

Rebecca Courser was under the impression that this was a sealed bid process. Chairman Carson explained that the Town was not looking to sell the property; the Town was approached with an offer. Rebecca asked if the offer received was public knowledge; the Board said no. Chairman Carson said after the offer was received the Town contacted the Historical Society and asked if there are any considerations the Town should be aware of as well as noticing all of the abutters.

No further questions from the public; the public hearing was closed.

The Selectmen will consider all bids in a non public session.

4. Tory Hill Readers Series

Rebecca Courser, Executive Director of the Warner Historical Society said that another Tory Hill Readers series has been scheduled for July 16 & 30 and August 13 & 27. Rebecca said that she has been in touch with Kearsarge Insurance about using part of their property and the Fall Foliage Festival about using a tent. The tent will be left up until the end of the series and banners will be hung on the Town Hall (same as last year). The Selectmen felt the program was a nice addition to the Town.

5. Historical Site

Rebecca Courser and Roxanna Smith met with the Selectmen in regards to a right-of-way easement on Map 7 Lot 20-4 that leads to the birthplace of the first colonial child in Warner; a marker was placed on the site in 1916. The Daughters of the American Revolution (DAR) are going to be celebrating their 100th anniversary and part of the celebration is visiting this site, but the trail to the site needs to be cleared for a walking path. Permission must first be granted by the Town and the current owners of Map 7 Lot 20-4 must be notified. The request is for the Selectmen to contact the landowner and act upon the clearing of the easement area to the marker; volunteers would be arranged to clear the area.

6. Assessing Clerk

Assessing Clerk, Martha Mical was scheduled to meet with Selectmen regarding abatements but they were not ready for this evening so Martha presented standard documents for signatures (no specifics were stated for the record).

Martha presented documents to the Board that allowed for two choices (no specifics were stated). Selectman Karrick asked why one would abate the property as well as the house. Martha said in the past there were two properties where everything burned to the ground so everything was abated for the first year including the land, then come next April it is assumed new construction has already begun. The Town Administrator asked what was discussed in the past to allow the land not to be taxed. Martha said there was no discussion; past Boards abated the entire property. Martha did say that there were two seasonal homes that burned to the ground not too long ago that were not abated. Selectman Hartman is not in favor of changing what was practiced in the past, but he said it may be reconsidered in the future if the land value is substantial. Selectman Hartman **MOVED** to abate \$6,176.83 for Map 11 Lot 42-2 on the two 2011 tax bills. Selectman Karrick seconded the motion; all were in favor, the motion **PASSED**.

Chairman Carson asked Martha a question about another abatement (no specifics were stated) he believes option b which is the smaller amount, leaves the property owner having the same tax bill as prior years. She said prior years they paid about \$700, option b would leave them with \$1,200 but if the other option is chosen they are paying less than \$500. Selectman Karrick asked why an Elderly Exemption is used. Martha said because some sort of a formula was needed that would move with the times. Selectman Hartman **MOVED** to abate \$1,872.75 for Map 32 Lot 24 for 2011 tax year. Selectman Karrick seconded the motion. Chairman Carson said the abated amount was the lower of the two options. All were in favor of the motion; the motion **PASSED**.

Martha also provided four versions of a letter that would be sent to landowners who have logged but have not turned in their report of wood cut; she asked the Board to choose one. Two versions are from the State and two are from Martha. The Selectman chose a version that Martha drafted.

7. Website

Dan Watts, Town of Warner Webmaster met with the Selectmen. Dan has received communication regarding the Board's goals for the new website. Chairman Carson asked before the new site goes live will all content from the previous website carry forward, Dan said yes, there are two links available for the data that has not been carried forward yet. Dan showed the Selectmen the new front page of the website and Selectman Hartman feels it's a great start and encouraged the Board to let the site go live, Selectman Karrick agreed, with making changes along the way. Dan will have a feature on the new front page that will allow access to the old site during the website construction.

Richard Cutting asked where/if there will be announcement on the site regarding the new webmaster. Chairman Carson said probably in the Newsletter or in the announcement section of the site.

The Selectmen agreed that the site can go live.

8. New Business

The Town Administrator reported that the tax lien letters have been mailed.

Permission from the Board of Selectmen is needed that will allow a resident to live in a mobile home at Map 11 Lot 42-2 during the reconstruction of their home that was destroyed by a fire. Selectman Hartman **MOVED** to allow the residents of Map 11 Lot 42-2 to live in a mobile home during the construction of their home. Selectman Karrick seconded the motion; all were in favor, the motion **PASSED**.

The Town Administrator reported that the office received a complaint regarding a logging operation that is utilizing the Town's gravel pit as an access to the site; the complaint was about littering. The State and Town Forester visited the site and found no violations; the Town Administrator will follow up with a letter to the complainant.

Chairman Carson asked if there has been any new news regarding the grants submitted for two generators. The Town Administrator said that she has contacted Nancy St. Laurent who said she would check the Emergency Management information after which she will contact the Town Administrator.

The Town Administrator received a certified letter regarding a logging operation on Willaby Colby and how the erosion is affecting a resident's property; there are no laws prohibiting clear cutting. The Town Administrator will respond with a letter.

9. Manifest

Selectman Karrick **MOVED** to authorize the Selectmen to sign manifests and order the Treasurer to sign Accounts Payable check numbers 45755 -45789 in the amount of \$43,723.01. Selectman Hartman seconded the motion; all were in favor, the motion **PASSED**.

10. Consent Agenda

Selectman Karrick **MOVED** to approve the Consent Agenda for April 26, 2011:

- Timber Tax Levy in the amount of \$4,998.90
- Timber Tax Levy in the amount of \$1,912.91
- Intent to Excavate – Map 7 Lot 60
- Intent to Cut – Map 19 Lot 39
- Intent to Cut - Map 3 Lot 4-2
- Sign Permit – Map 3 Lot 57
- Building Permit – Map 3 Lot 57
- Building Permit Renewal – Map 12 Lot 17-2-3

Selectman Hartman seconded the motion; all were in favor; the motion **PASSED**.

11. Other Business

Selectman Hartman reported that he will be attending a Concord Regional Co-op meeting on April 28th as an observer.

Chairman Carson reported that ruins still remain on the site of a house fire located on Collins Road. The ruins have been there for over a year, the Town Administrator will follow-up with a letter to the property owner. Martha Mical said there was a second fire on the lot; it was a shed fire that was fairly close to the house fire.

12. Selectmen's Objectives

Energy Audit – Chairman Carson recommends the Board along with Ed Mical meet and choose which projects that can be completed this year.

The Selectmen will forward any ideas they have to Selectman Karrick who is creating the mission for the Road Committee.

13. Meeting Minutes

Selectman Hartman **MOVED** to approve meeting minutes dated March 29, 2011 and April 6, 2011 meeting minutes. Selectman Karrick seconded the motion; all were in favor, the motion **PASSED**.

14. Nonpublic Session

Chairman Carson **MOVED** to enter into Nonpublic Session at 7:43 p.m. per RSA 91-A:3 II (c), reputation. The motion was seconded by Selectman Karrick. A roll call vote was taken. Chairman Carson – yes; Selectman Hartman – yes; Selectman Karrick – yes. Motion **PASSED** unanimously.

In attendance: Chairman Clyde Carson, Selectman David Karrick, Jr., Selectman David E. Hartman and Town Administrator Laura Buono

The Board and the Town Administrator discussed an on-going zoning issue.

Chairman **MOVED** to come out of Nonpublic Session at 7:59 p.m. The motion was seconded by Selectman Karrick. A roll call vote was taken. Chairman Carson – yes; Selectman Hartman – yes; Selectman Karrick - yes. Motion **PASSED** unanimously.

15. Nonpublic Session

Chairman Carson **MOVED** to enter into Nonpublic Session at 8:00 p.m. per RSA 91-A:3 II (d), land negotiation. The

motion was seconded by Selectman Karrick. A roll call vote was taken. Chairman Carson – yes; Selectman Hartman – yes; Selectman Karrick – yes. Motion **PASSED** unanimously.

In attendance: Chairman Clyde Carson, Selectman David Karrick, Jr., Selectman David E. Hartman and Town Administrator Laura Buono

The Board and the Town Administrator reviewed offers for Town property located on Collins Road.

Selectman Hartman **MOVED** to come out of Nonpublic Session at 8:07 p.m. The motion was seconded by Selectman Karrick. A roll call vote was taken. Chairman Carson – yes; Selectman Hartman – yes; Selectman Karrick – yes. Motion **PASSED** unanimously.

16. Town Property

Selectman Hartman **MOVED** to accept the bid offered by Mr. LaFrance for the purchase of Map 8 Lot 13-1. Selectman Karrick seconded the motion; all were in favor, the motion **PASSED**.

17. Adjournment

At 8:07 p.m. a motion was made to adjourn.

Board of Selectmen

Clyde Carson - Chairman
David Karrick, Jr.
David E. Hartman

Respectfully submitted,
Mary Whalen
Recording Secretary