



Warner Board of Selectmen

Meeting Minutes
Tuesday, January 28, 2014
APPROVED

Chairman Hartman opened the meeting at 6:10 p.m.

In Attendance: Selectman David E. Hartman – Chairman, David Karrick, Jr. – Selectman, Clyde Carson – Selectman and Jim Bingham – Town Administrator

Others present: John Leavitt

1. Auditor - Economic Conditions Statement

The Selectmen approved the Economic Conditions Statement that will be combined with the Auditor's report. The Town Administrator will be working on a response letter for the Board's approval. After Town Meeting the administration will begin addressing the auditor's recommendations.

2. Exit 9 Round About – Construction Schedule

- A. The Town Administrator reported the office did receive information from McFarland & Johnson Engineering that NH DOT is reviewing the engineering study. The schedule for bidding is for the end of 2014, with the start of construction for spring 2015.
- B. Because the construction is scheduled for 2015 the capital funding for the project can be reduced this year from \$88K. There was discussion about funding for the project through the Road Construction Fund and let the Exit 9 reserve finish funding the design phase. There is also an option for a short term loan for the construction which will be a warrant article in 2015, but if the voters say no, then the Road Construction Fund would be used. This way when the Town is reimbursed by the State the money will go directly back into the Road Construction Fund. Selectman Carson said he has always maintained that the Exit 9 Round-about is a road project. The funding amount will be reduced this year, then next year financing will be looked at more closely.

2. Capital Budget

- A. Selectman Carson is still feeling uneasy about the \$60K encumbered for Red Chimney Road. He would prefer to put the money back into the general fund and then put the \$60K from the general fund as an addition to the Highway Road Construction Fund before the voters. Chairman Hartman said he felt the scenario given for Red Chimney Road seemed logical because it does not impact Waldron Hill. The Town Administrator recommended presenting a warrant article that includes the \$60K from the general fund to be placed in the Road Construction Fund.
- B. The Board will change the following on the capital budget:
- No funding for Exit 9 in 2014
 - \$10K for Transfer Station Equipment
 - \$220K for Road Construction Fund
 - Total now for the capital budget is \$525K

Board Action

Selectman Carson moved to approve the changes to the 2014 capital budget as follows:

- No funding for Exit 9 in 2014
- \$10K for Transfer Station Equipment
- \$220K for Road Construction Fund
- Total now for the capital budget is \$525K

Selectman Karrick seconded the motion; all were in favor, the motion passed.

3. Economic Development Committee

- A. Selectman Carson recommends scheduling a work session with the Board and Planning Board members to create the mission statement and initial items for a committee to focus on, then, once that is created the committee could be formed.
- B. The Town Administrator recommends the Board host a presentation from NH Department of Resources and Economic Development (DRED) and a session with NH Regional Planning Commission as well. The Board agreed; the Town Administrator will move forward and set something up after Town Meeting in March.

4. Waste Oil Furnace

The Town Administrator explained in New Hampshire there is only one source for used oil furnaces, Arrow Equipment in Littleton, NH. Two quotes have been provided, a Reznor for \$8,270 and a Clean Burn for \$8,465. Chairman Hartman can vouch for the Reznor being more reliable based on information provided by Northeast Resource Recovery; the Reznor meets all the Environmental Protection Agency requirements as well.

Board Action

Selectman Carson moved to accept the bid amount of \$8,270 provided by Arrow Equipment for a new used oil furnace. Selectman Karrick seconded the motion; all were in favor, the motion passed.

5. 2014 Warrant Articles

Article

Shall the Town raise and appropriate the sum of \$ 2,967,008.00 (Two Million, Nine Hundred Sixty-Seven Thousand, Eight Dollars) as a 2014 Operating Budget? This amount does not include amounts from any other warrant articles.

Article

Shall the Town raise and appropriate the sum of \$20,000.00 (Twenty Thousand Dollars) to be added to the already established Property Revaluation Capital Reserve Fund?

Article

Shall the Town raise and appropriate the amount of \$45,000.00 (Forty Five Thousand Dollars) to be added to the already established Exit 9 Improvements Capital Reserve Fund?

Article

Shall the Town raise and appropriate the sum of \$220,000.00 (Two Hundred Twenty Thousand Dollars) to be added to the already established Highway Road Construction Capital Reserve Fund?

Article

Shall the Town raise and appropriate the sum of \$100,000.00 (One Hundred Thousand Dollars) to be added to the already established Highway Equipment Capital Reserve Fund?

Article

Shall the Town raise and appropriate the sum of \$10,000.00 (Ten Thousand Dollars) to add to the already established Police Department Vehicle Capital Reserve Fund?

Article

Shall the Town raise and appropriate the sum of \$70,000.00 (Seventy Thousand Dollars) to be added to the already established Fire/Rescue Vehicle Capital Reserve Fund?

Article

Shall the Town raise and appropriate the sum of \$50,000.00 (Fifty Thousand Dollars) to be added to the already established Fire Department Building/Renovation Capital Reserve Fund?

Article

Shall the Town vote to establish a contingency fund in accordance with RSA 31:98-a for the current year to be used by the Board of Selectmen for unanticipated expenses that may arise and further to raise and appropriate the amount of \$10,000.00 (Ten Thousand Dollars) to go into the fund? This sum is to come from fund balance and no amount to be raised from taxation. Any appropriation left in the fund at the end of the year will lapse to the general fund. Majority vote required.

Article

Shall the Town raise and appropriate the sum of \$25,000.00 (Twenty Five Thousand Dollars) to be added to the already established Bridge Replacement & Maintenance Capital Reserve Fund?

Article

Shall the Town vote to authorize the creation of The Odd Fellows Building Capital Reserve Fund for the purpose of hazard mitigation of this Brownfield site, to raise and appropriate \$5,000 (Five Thousand Dollars) to be placed in this Fund and to name the Board of Selectmen as Agents to expend?

Selectman Carson would like to develop a plan regarding the building. The Town Administrator said the Town needs to create a clean-up plan and there is also additional testing needed, that was the point of the \$5K, to begin that process as well as opening the door to possible grants. Regardless to what happens to the building the hazardous material which is soil contamination in the basement (lead and pcb's) must be mitigated.

Article

Shall the Town raise and appropriate the sum of \$10,000.00 (Ten Thousand Dollars) to be added to the already established Transfer Station Equipment Capital Reserve Fund?

Article

Shall the Town raise and appropriate the sum of \$5,000.00 (Five Thousand Dollars) to be added to the already established Town Hall Building Improvements Capital Reserve Fund?

Article

Shall the Town vote to have rental proceeds from the lease agreement between New Cingular Wireless PCS, LLC and the Town for a Communications (Cell) Tower located on Town Forest land off North Road be placed in the general fund?

Article (Bond)

The Town Administrator is waiting to hear back from the Department of Revenue on the Bond article for the proposed new fire station because the first year interest/principal payment may be in 2015.

- A. The Town Administrator talked about the Board considering the order of the articles. A bond article must be presented first.
- B. There are 3 cost scenarios for the proposed fire station:
 - \$2.7 million is the base construction; complete construction on the first floor and limited completion on the second floor; the elevator would also be installed.
 - \$2.4 is for less construction on the second floor. The elevator would only have the shaft and mechanical room, no walls on the second floor but the mechanic's would be installed and blocked off.
 - \$2.9 million is for the full complete construction. Selectman Carson asked if this cost includes a pellet boiler and the Town Administrator said no, that would add another \$100K. Selectman Carson does not want to see the Town take another shortcut on energy efficient heating. The Town Administrator said the design does include radiant heat on the first floor in the bay area.
- C. Chairman Hartman feels the architect should be available at Town Meeting. Selectman Carson agrees, but, he also feels there are too many unknown issues and there has not been enough public information or exposure about the project. Chairman Hartman agrees, but he feels there has been a driving force to get the fire station to Town Meeting so it can be voted on. Selectman Carson said there are still questions regarding the site selection, and he is unsure if there is support to do energy efficient heating. The Town Administrator said attempts have been made by staking out the building site, there have been several meetings laying out what the Board's doubts are and all permits that were required by the State have been granted. Chairman Hartman does not feel that the Department of Environmental Services who approved the permits looked at the long-term erosion problem on the site; DES only determined that there will be no impact to the existing wetland area on the property.

- D. The Town Administrator presented to the Board information to see if the Town can afford a bond payment. Typically the operating budget annually returns conservatively about 2.5% (\$75K) to the general fund. In 2015 the gravel pit bond will be paid in full (\$60K per year). There are many other variables to consider as well, but, construction costs will only increase in the future and the question before the Board is can the Town live with the current situation for another five years, if not, then put it before the voters now. The Board asked if the Fire Department was notified of this discussion this evening and the Town Administrator said he told the Fire Chief that the Board will be talking about the bond tonight. The Fire Chief could not attend because the Fire Department holds their officer meeting on Tuesday evenings. Selectman Karrick wonders if the Fire Department is taking this seriously. John Leavitt said that he found Selectman Karrick's comment interesting because he has heard the same from the Fire Department, are the Selectmen taking it serious. The Town Administrator said they have recognized that, since the fall there have been 3 or 4 meetings and it was said at these meetings that each group is feeling unsupported. The Board is taking this very seriously and is looking at many angles in order to be able to discuss it at Town Meeting.
- D. Selectman Carson does not feel the Town can wait another 5 years. The Town Administrator said the Fire Department is planning on doing at least one information session, they are waiting to see what the Board recommends in regards to the bond. Selectman Karrick said he still has doubts about the project and anticipates that some time in the future Town's will need to work together on some of these big projects, but he does recognize the short comings of the current fire station. Selectman Karrick is reluctantly in favor of putting the bond in front of the voters this year; he prefers \$2.5 million. Selectman Carson said his expectation is if the bond is put before the voters, it will not pass because there are still too many questions, and the Board will be looking at the bond again next year and his guess is the Fire Department is thinking the same; typically it takes at least 3 years for a bond to pass. The Town Administrator sees the major issue being the site, not the cost of the structure. John Leavitt suggested going for the cheapest cost but include the installation of the elevator.
- E. The Town Administrator asked the Board if they want him to get any further information and Selectman Karrick asked about the river bank. Selectman Carson fears the time is too short for Town Meeting and compared to Exit 9 he feels the Town is not ready. Chairman Hartman feels the Fire Department should have involved the Selectmen more in the last two years in a more serious way than what they did, he has tried asking questions of the architect and was told it was none of his business, and if it that is the way, then the Fire Department must take the lead and he has not seen that. The wooden stakes that the Board had installed to get a better idea of where the building will be situated should have been done long ago. Chairman Hartman does not feel that the Fire Department is taking the erosion question seriously. Selectman Karrick asked if the location of the building will have an impact to insurance costs.
- F. Chairman Hartman asked if the Town could put the bond article on without a recommendation from the Board and the Town Administrator said he would need to verify that with the Department of Revenue. Chairman Hartman said if the Board is required to recommend the article then he is not ready to do so. Selectman Carson still feels it would be better to be ready for next year. John Leavitt said if the Board puts the bond in front of the voters then the Board would get a feel for what the Town wants, personally he said he would vote for it but he suspects it would fail.
- G. The Town Administrator will further research the Board's concerns regarding the erosion before the Board makes their decision about the bond.

6. Adjournment

A motion was made to adjourn at 8:57 p.m.

Board of Selectmen
David E. Hartman – Chairman
David Karrick, Jr.
Clyde Carson

Respectfully submitted,
Mary Whalen
Recording secretary