



**Warner Board of Selectmen
Meeting Minutes
Tuesday, January 31, 2017
APPROVED**

Selectman Carson opened the meeting at 6:10 pm.

In attendance: Selectman Clyde Carson - Chairman, Selectman Allan N. Brown, Selectman John Dabuliewicz, Jim Bingham – Town Administrator

Others present: Ed Raymond, Martha Mical, John Leavitt, Barbara Annis, Marianne Howlett, Judy Newman-Rogers

1. Project List

- A. Town Hall Front Lawn – no change in the status.
- B. Odd Fellows Building – Allan reported that he spoke with Attorney Bracket Scheffy and asked if he had heard anything back from the School District and he had not. Bracket told Allan that he would contact the School District to find out where the deed is, the School District is supposed to register the deed.
- C. Fire Station Building Committee – Allan reported that an Informational Session is scheduled for February 15. Allan said the Board has not yet formally accepted what the Fire Station Building Committee is doing. John recommended waiting until after the Informational Session, Clyde agreed and recommended putting it on one of the agenda's inviting Anthony Mento and members of the FSBC to go over everything and see if there is anything else the Board needs to decide. This topic will be placed on the March 1 Selectman's Agenda.
- D. Solar Array – Clyde reported a Public Hearing is scheduled for February 7 beginning at 7:00 pm, notices were sent out to abutting properties as well. Clyde said the application was submitted to Community Development Finance Authorities for financing, he will have an answer back from CDFA before Town Meeting and he has not heard back from the two banks he had contacted. Clyde said he met with someone from the Public Utility Commission who is responsible for the rebates under the state program last week and urged the PUC to process the paperwork in time for Town Meeting.

John asked if we have any idea what the rates from Eversource would be for this year. Clyde said he spoke at length with a gentlemen at the PUC about this, he said anything related to kilowatt usage your paid back at the same rate that your using at the meter, meaning the only thing left over is your facility charges, and in the town's case it would be the man-charge. John said most of the bill won't be paid back, what about the kilowatt hour charge bill, the bill has 6 or 7 charges..... Clyde said the bulk of the bill is what we're going to be reimbursed at, and it doesn't matter if we're running the meter in reverse or it goes into the grid, Eversource writes a check back for it. He said the only thing we don't get reimbursed for is the facility charge and man-charge. John said another way to put what we get reimbursed for is the kilowatt hour charge. Clyde said the delivery charge, kilowatts, there are 3 components that works up close to .16cents. John explained why he is confused, because on his bill the delivery charge is listed separately from the usage. Clyde said it's related to the kilowatt usage you use, there are 3 large components that make up the bulk of your bill, and those things are all part of the law. John said he is still confused and he thinks others are as well, he said it's much simpler to state what we are going to get back from Eversource is based on the amount of electricity we use without getting into...he's not sure about these other charges. Clyde said there are other things that are based on the amount of electricity you use and together adds up to the bulk of your electric bill. John thought Eversource was going to give back money for them not having to pay to generate the electricity or to buy it from a generator. Clyde said anything we don't use at the Transfer Station meter, gets pumped into the grid, Eversource measure's that and they reimburse us at the same rate that we are paying for the electricity at the Transfer Station. John Leavitt asked if it would be helpful to have those numbers? Clyde agreed.

- E. Roundabout – Jim reported he received an email from William Rose stating that he was reviewing the submissions for reimbursement this week and also mentioned the project won't be closed until spring because the hot top needs to be redone. Clyde said we also need to follow-up on the signs.

Barbara Annis asked the Board if they noticed an advertising sign on the island this past weekend. Clyde said yes, who's advertising. Barbara said the flea market, she doesn't want to see that growing and asked to put a stop to it. Clyde asked should we put a sign out there that says no signs? Allan said he recalled something about the state allowing that. Clyde asked if the town has heard from Eversource on the lighting. Jim said no.

2. Meetings

- A. The Board decided to meet on March 1 instead of February 28.
- B. February 14 meeting will begin at 4:00 pm instead of 6:00 pm.

3. Fire Alarm Monitoring

- A. Jim explained the town has been using East Coast Security for a long time. W R Beavans has offered the town a proposal at a lower cost. References were checked and all came back very favorable.

Board Action

Selectman Dabuliewicz moved to accept W R Beavans proposal, authorizing the Town Administrator to sign the contract. Selectman Brown seconded the motion, motion passed 3-0.

4. Town Report

- A. Clyde skipped over this agenda item, he said the Board wants to keep secret the cover and dedication.
- B. John asked what the agenda item, format of financials, is all about. Jim said some departments feel the cents should be included with the dollars because it was done in the past but not the last two Town Reports. In 2014, the reports started with whole dollars, this made it easier to read. Some feel showing the cents provides more accuracy. Jim asked for the Board's thoughts. Clyde said most financial reports are rounded to the nearest whole dollar, and is in favor of larger print.
- C. Marianne said parts of her report are sent to the state which includes the cents and dollar signs and when you round, the report will not add correctly, it will be off by \$1. Marianne would like her report to be consistent with the state and what is presented in the Town Report and personally when you look at her report it doesn't look like \$7,000,000 when you leave out the cents. Martha also feels the reports should have the decimal point and dollars signs. The Board decided to include \$ signs in the report and keep the report rounded to the next dollar.

5. Formal Motion Needed

- A. Clyde said there were two motions made at the last Selectman's meeting that did not hear a final vote. Jim said basically for the record the Board needs to propose using the unassigned fund balance to partially fund Article 9 and fully fund Article 20.

Board Action

Chairman Carson said I would move that motion. Selectman Brown seconded the motion, all were in favor, the motion passed.

6. Employee Expendable Health Trust Fund

- A. Jim said when the town switched health insurance carriers, they new one has a limited number of chiropractic appointments. A number of employees use a chiropractor and felt that it's going to an additional cost to them. An uninsured visit to the chiropractor is \$40 which is the same amount for a co-pay for an insured visit. Jim said based on that, it's not any more out of pocket expense for the employee under the new program for chiropractic. The main intent of the fund is to cover deductible expenses which will be reflected in the warrant article as well.

7. Listing Agreement for Map 29 Lot 001

- A. Jim said the listing agreement expired in November, the listing agent wants to know if the Board wishes to continue and if so to reconsider the asking price. The only interest in the property at this time is the Water District, but they are still doing their research. Because the realtor has merged with Coldwell Banker the Board would like to know the cost for the commission. Allan would like to look at the whole thing again because Brown Realty gave them a price when the property was first listed that was more realistic, and now Coldwell is recommending the same price Brown Realty did in the beginning, and we don't know their commission rate. Jim said he would look into it.

8. Almoners of the Foster & Currier Funds

- A. Clyde said he read the email from Almoner Darryl Parker who spoke with the Charitable Trust in Concord and learned the Almoners can be dissolved. John recalls they recommended asking the attorney about dissolving first. John said the Town Clerk did some research on the actual votes at the 1897 Town Meeting. John said the town voted to elect 3 Almoners, it's his opinion Town Meeting will have to vote to dissolve. Clyde asked the Board if they want to put the time and effort in to it for this March. Both Allan and John said no. Clyde said he looks at the Almoner's as a fun position. Allan said it's a tradition.
- B. Jim said when Darryl Parker was elected as an Almoner, he looked into it and brought up the issue that the Almoner's do not have any set guidelines as to how to make decisions and there is only a certain amount of money available every year which is not a huge amount and it seems like a superfluous action to have the Almoners and maybe it should be part of the Welfare Administration. The Board will decide what to do before the 2018 Town Meeting.

9. Saturday Town Meeting Survey

- A. John said he is looking for volunteers to man a table during the general election asking the voters if they would prefer a Saturday Town Meeting. A box will be set up for yes/no votes.

10. Special Revenue Fund – Solar Array

- A. Clyde said he has been working with the Department of Revenue Administration and the Municipal Association trying to find a mechanism by which the town can receive revenue from Eversource and the renewable energy credits dedicated to pay for the solar array. He said the Legislature doesn't like to do that, there is a specific RSA saying you cannot direct revenue into what they call a sinking fund paying for indebtedness. The only option is to set up a restricted revenue fund, the money sits until the following Town Meeting vote; this is done each year. Allan asked what if Town Meeting says no? Clyde says the money sits there. John said in the mean time the town is making payments from appropriated funds. John doesn't understand the problem people have, he understands all revenue goes into the general fund and the bills we have to pay provides an appropriation, get paid out of that fund, he asked what's the difference with the solar array. Martha said it's so the town can show what was taken in and what was spent. John Leavitt said his understanding is a special revenue fund could be spent on a monthly basis to off-set the electric bill. Clyde said what would be ideal is if the state would allow the town to set up a revolving fund, but it's not allowed under the current statutes.
- B. Clyde said under RSA 674:54 the Planning Board needs to be informed that the Selectmen intend to build the solar array. The Planning Board would then hold a public hearing and provide non-binding comments back the Selectmen. Clyde would like a notice sent before Town Meeting, around March 1. John thought the Conservation Commission needs to be noticed as well.

11. Petition

- A. The Board received a petition, John read the petition into the record:

To see if the Town of Warner will direct the selectmen to develop and implement a plan to dismantle the Odd Fellows Building in 2018. The lot would be developed as a combination parking lot and green space. The plan should also include the salvage of the clock tower as an architectural feature to display on said lot.

- B. John feels the Board should say something because they have been working on trying to sell the property, he doesn't want the impression to be the Board hasn't been doing anything about the building. Also, the cost to remove the building is in the six figures range for sure, and that money would need to be appropriated. Martha said in her opinion, the purpose of the petition is every year the Selectmen have promised to bring up that building for discussion at Town Meeting and every year it never gets brought up for public discussion. Marianne said if the Board is hoping to save the building, it's not even water tight, and she too feels there needs to be discussion at Town Meeting.

12. Minutes

Selectman Dabuliewicz moved to approve meeting minutes dated January 3. Selectman Brown seconded the motion, motion passed 3-0.

Selectman Dabuliewicz moved to approved meeting minutes dated January 17 & 19 and January 17 nonpublic meeting minutes. Selectman Brown seconded the motion, motion passed 3-0.

13. Manifest

Selectman Dabuliewicz moved to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll check numbers 4574-4593 in the amount of \$35,389.37 (including 22 direct deposits) and Accounts Payable check numbers 53299-53361 in the amount of \$105,907.55. Selectman Brown seconded the motion, motion passed 3-0.

14. Consent Agenda

Selectman Brown moved to approve the Consent Agenda for January 31, 2017:

- 1.** Building Permits for:
 - a. Map 31 Lot 11 (2)
 - b. Map 3 Lot 40-2
- 2.** Timber Tax Levy in the amount of \$1,019.94
- 3.** Vehicle registration refund in the amount of \$45.65
- 4.** Kearsarge Elderly Payment in Lieu of Taxes Agreement (Chairman signs only)

Selectman Dabuliewicz seconded the motion, motion passed 3-0.

15. Other Business

- A. Barbara Annis said she is beginning to get very concerned about the town's indebtedness in the next few years. There is the solar array, fire station, new equipment, she asked how can someone on a fixed income afford the taxes? She said the town is only allowed to borrow so much money, where is the town with that projection. Clyde said he didn't know that answer. Allan said the town has always been frugal. Jim said the indebtedness is amazingly low for a town this size. Jim said 2017 will be the last \$20K payment for the Hopkinton Land Fill, the fire engine is projected to have enough funding to purchase it. The current fire engine the loan will finish in 2025 which is the only indebtedness the town has at this point. The potential indebtedness between the solar array and the new fire station is \$3 million to \$3.2 million, and the solar array could be a wash. Jim said the Board could look at increasing non-tax revenue and will be looking at town land to sell off. The goal is to keep the tax rate as close to where it is right now.

16. Nonpublic Session

Chairman Carson moved to go into nonpublic session at (no time stated) under RSA 91-A:3 II (d) acquisition/sale of personal or real property. Selectman Brown seconded the motion. Roll call vote was taken: Selectman Carson – yes, Selectman Brown – yes, Selectman Dabuliewicz – yes.

Present: Selectman Clyde Carson – Chairman, Selectman Allan N. Brown, Selectman John Dabuliewicz and Town Administrator Jim Bingham

Chairman Carson moved to come out of nonpublic session at 8:00 pm. Selectman Brown seconded the motion. Roll call vote was taken: Selectman Dabuliewicz – yes, Selectman Brown – yes, Selectman Carson – yes.

17. Seal and Restrict

Selectman Brown moved to seal the January 31 nonpublic minutes for 1-year under RSA 91-A:3 II (d) acquisition/sale of personal or real property. Selectman Dabuliewicz seconded the motion. All were in favor the motion passed 3-0.

18. Board Action

Selectman Dabuliewicz moved to authorize the Town Administrator to take the next steps to sell the Odd Fellows Building under RSA 41:14a. Selectman Brown seconded the motion, motion passed 3-0.

19. Nonpublic Session

Chairman Carson moved to go into nonpublic session at (no time stated) under RSA 91-A:3 II (e) Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against the public body or any subdivision thereof, or by or against any member thereof because of his or her membership in such public

body, until the claim or litigation has been fully adjudicated or otherwise settled. Selectman Brown seconded the motion. Roll call vote was taken: Selectman Carson – yes, Selectman Brown – yes, Selectman Dabuliewicz – yes.

Present: Selectman Clyde Carson – Chairman, Selectman Allan N. Brown, Selectman John Dabuliewicz and Town Administrator Jim Bingham

The Board talked about a claim that was submitted to the Selectmen but has yet to have closure.

Chairman Carson moved to come out of nonpublic session. Selectman Brown seconded the motion. Roll call vote was taken: Selectman Dabuliewicz – yes, Selectman Brown – yes, Selectman Carson – yes.

17. Adjournment

A motion was made and seconded to adjourn at 9:35 pm.

Board of Selectmen
Clyde Carson
Allan N. Brown
John Dabuliewicz

Recorder of the minutes: Mary Whalen