



Warner Board of Selectmen

Meeting Minutes
Thursday, January 11, 2018
APPROVED

Chairman John Dabuliewicz opened the meeting at 4:12 pm.

Attendance: Selectmen John Dabuliewicz - Chairman, Selectman Clyde Carson, Selectman Kimberley Edelman, Town Administrator Jim Bingham

1. Nonpublic Session #1

At 4:13 pm, Clyde made a motion to enter into nonpublic session in accordance with RSA 91-A:3, II(b), hiring. John seconded. Roll call vote: Dabuliewicz – yes, Carson – yes, Edelman – yes. Motion passed 3-0.

Present were the three Selectmen and Town Administrator Jim Bingham.

Thoughts about the job interviews for the Selectmen's Secretary role which were held earlier in the week with four applicants were expressed. Next steps were discussed.

Clyde made a motion to sent a job offer letter to one of the candidates. Kimberley seconded. The motion passed 3-0.

Action Item: It was agreed Jim would draft an offer letter which the Selectmen would review. Once ready, each Selectmen would try to get to the Town Hall to sign it before it was sent to the applicant.

At 4:43, pm, John moved to come out of nonpublic session. Clyde seconded. Roll call vote: Dabuliewicz – yes, Carson – yes, Edelman – yes. Motion passed 3-0.

2. Public Session Reconvened

The public session was reconvened at 4:43 pm.

2.1 Seal and Restrict

Clyde made a motion to seal the January 11 nonpublic meeting (session #1) minutes indefinitely under RSA 91-A:3, II(b), hiring. Kimberley seconded. The motion passed 3-0.

3. Nonpublic Session #2

At 4:44 pm, John made a motion to enter into a nonpublic session in accordance with RSA 91-A:3, II(c), reputation. Clyde seconded. Roll call vote: Dabuliewicz – yes, Carson – yes, Edelman – yes. Motion passed 3-0.

Present were the three Selectmen and Town Administrator Jim Bingham.

At 4:58, pm, Kimberley moved to come out of nonpublic session. John seconded. Roll call vote: Dabuliewicz –

yes, Carson – yes, Edelman – yes. Motion passed 3-0.

4. Public Session Reconvened

The public session was reconvened at 4:58 pm.

2.1 Seal and Restrict

Clyde made a motion to seal the January 11 nonpublic meeting (session #2) minutes indefinitely under RSA 91-A:3, II(c), reputation. Kimberley seconded. All were in favor and the motion passed 3-0.

Jim suggested that instead of "indefinitely", an extended period of time such as 10 years could be considered. That way, it would not appear the Board was trying to hide something. Kimberley expressed concern that reputations don't have time limits. Clyde offered that very generalized minutes that meet the minimum legal requirements could also be done.

5. Town Report Dedication

The Selectmen discussed dedication of the Town Report. For obvious reasons, no names will be shown in these minutes!

Kimberley offered a suggestion which was unanimously agreed by the Board and the Town Administrator.

[Action Item:](#) Kimberley said she would double check the records to make sure the person in question had not been so honored before.

Actions required to gather data and a good photo for the Town Report were discussed.

6. Future Fire Station

The Board of Selectmen agreed to send a letter to North Branch Construction (NBC) inviting them to a meeting with the Selectboard in the near future. The purpose of the meeting would be to discuss the costs of the proposed fire station construction project.

John made a motion to approve the letter drafted by Jim. Kimberley seconded. The motion passed 3-0.

[Action Item:](#) John suggested Jim contact NBC, after the letter goes out, with dates when the Board would be available for a meeting.

John asked about the bidding process for the fire station contractors. Kimberley said she had spoken earlier in the day with Ken Holmes, President / Owner of NBC. She asked him for a copy of the Invitation to Bid cover letter so that she would understand what message had been given to the contractors on his list of potential sub-contractors. When she received it, she would share it with the Board.

6.1 Financing

Kimberley said that on Wednesday January 17 at 11 am, she, Jim and a bond attorney would be having a conference call to learn what would be involved if a bond were pursued, including up front fees, attorney fees, etc. Jonathan Lord from the Budget Committee would also be sitting in; Kimberley invited him as he'd been helping chase down grants. Kimberley clarified that the bond attorney had NOT been hired; that would only happen if the Selectboard voted for it to happen. The conference call was for data gathering purposes.

Clyde believed the bond bank would charge origination fees. With that and the bond attorney, he said it could be

"heaps of money; tens of thousands". Kimberley believed that the attorney fees would be between \$7,000 to \$10,000. From what she was seeing so far from incoming quotes, going with a low interest bond could save hundreds of thousands of dollars over the life of the bond in comparison to higher interest loans.

Clyde asked if the goal was to get to Town Meeting with financing lined up. Kimberley said yes. Jim said the Town would know the Maximum Guaranteed Price. Clyde asked about Rural Development. Kimberley said the interest rates were 3.5% for 15, 20, and 25 year loans. She said the NH Municipal Bond Bank had quoted 2.8%.

(Secretary's Note: The bond bank quoted 2.6% for 15 years, not 2.8% as stated in the meeting.)

Kimberley recalled that at Town Meeting 2017, people asked about the cost of the Solar Array financing over the life of the loan. At Town Meeting 2018, she wanted to be prepared to answer that question as well as questions about the tax impact when speaking about the future fire station.

8. Adjournment

Clyde made a motion to adjourn. Kimberley seconded. All agreed. The meeting was adjourned at 5:14 pm.

Board of Selectmen

John Dabuliewicz – Chairman

Clyde Carson

Kimberley Edelmann

Recorder of the minutes: Kimberley Edelmann
Minutes approved on January 18, 2018