



Warner Board of Selectmen

**Meeting Minutes
Tuesday, April 17, 2018
APPROVED**

Chairman Kimberley Edelmann opened the meeting at 6:00 pm.

Attendance: Selectmen Kimberley Edelmann - Chairman, Selectman Clyde Carson, Selectman John Dabuliewicz

1. Nonpublic Session

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

Present were the three Selectmen, Martha Mical and 2 Applicants that were interviewed separately.

Chairman Edelmann moved to come out of nonpublic session at 7:49 pm. Clyde seconded. Roll call vote: Dabuliewicz – yes, Carson – yes, Edelmann – yes. Motion passed 3-0.

2. Seal and Restrict

Selectman Carson made a motion to seal the April 17 nonpublic meeting minutes. Selectman Dabuliewicz seconded. All were in favor and the motion passed 3-0.

3. Public Session Reconvened

The public session was reconvened at 8:02 pm.

Attendance: Selectmen Kimberley Edelmann - Chairman, Selectman Clyde Carson, Selectman John Dabuliewicz

Public: Anthony Mento - SMP Architecture, Bruce Blazon - North Branch Construction, Martha Mical

4. New Fire Station Financing

Kimberley provided an update regarding financing the construction of the fire station as follows:.

On the afternoon of Friday April 13, the Bond Attorney informed the Board that he was unable to provide a favorable opinion letter for Warner due to complications introduced at Town Meeting. The Bond Attorney explained how the actual General Obligation Bond document that would be issued for the bond lists each year's (also known as "coupons") installment and interest rates. He showed the board the document the Hinsdale School District had recently received for their 2.856% bond. It lists the first year's coupon at an interest rate of 5.1% with the interest rates decreasing over the life of the bond.

At Town Meeting, the town voted to put a 4% cap on the interest rate. While the town had been discussing the overall net interest rate of bonds and loans, not coupon rates, the amendment to the warrant article introduced a level of risk that the Bond Attorney was not comfortable with. He pointed out that someone could view the resulting General Obligation Bond document, see that some of the coupons were listed as over 4%, and take issue with it, thus putting the bond at risk.

Kimberley said the Bond Attorney told her that in all other aspects, the town's application and status was favorable. He recommended the town go to a bank instead.

Kimberley reached out to the USDA, Franklin Savings Bank, and Sugar River Bank, three of the several potential funding sources she had spoken with in December and January. USDA's rates at increased from 3.5% to over 3.8%. However, using a USDA loan would require starting the bidding process all over again, including bidding for a construction manager. Kimberley said construction was scheduled to start in a matter of days. The USDA was not a good option. Franklin Savings Bank also had an increase in rates from 3.79% to 4% since bidding. Kimberley said she was now speaking with the President of Sugar River Bank and believed they would offer a loan under 3.9%.

She asked the board to give their blessing for her to continue talking with Sugar River Bank. John and Clyde both replied, "You have our blessing." No motion was deemed necessary.

Kimberley said she, SMP Architecture and North Branch Construction had a conference call to discuss the financial situation and project overall. She recalled that in that conversation, Bruce Blazon offered three options for the project. 1) Stop everything, 2) Delay, 3) Continue as planned. Stopping and starting over at another time was not an attractive option and contractually, would still cost Warner a good deal of money. Bruce noted that up to a two week delay may not have a financial impact on the project, but certainly beyond two weeks would. Finally, if continuing as planned, Bruce said North Branch Construction would want a letter from the town stating they were able to cover the first \$300,000 of the project.

Kimberley noted that after seeking advice, the Town would NOT be stopping the project. She told Bruce the town would also NOT request any delays. She said the construction schedule was his to manage as he saw fit. In regards to the letter, she would not sign such a letter, as the contract in place should suffice.

Bruce believed there was a clause in the contract that needed to be viewed. Kimberley asked him to email her with where in the contract the Board should look.

5. New Fire Station Site Status

A question came up regarding the slab upon which the garage sits. Would the Town of Warner or Weaver Brothers be able to remove it? Kimberley said she would speak with Tim Allen about that.

It was noted that a new utility pole will be installed along Main Street. An RFI (request for information) would be worked out between SMP and NBC.

Anthony spoke about the fence between the fire station and the abutter to the south. At 8 feet high, the fence posts would require additional support in the form of metal posts. This would be addressed.

6. Recess Meeting

A motion was made to recess the meeting till 5 p.m. on April 19. The motion was seconded and passed unanimously.

Board of Selectmen
Kimberley Edelmann – Chairman
Clyde Carson
John Dabuliewicz

Recorder of the minutes: Mary Whalen