



Warner Board of Selectmen

Meeting Minutes Tuesday, July 3, 2018 APPROVED

Chairman Edelmann opened the meeting at 4:02 pm

Attendance: Selectman Kimberley Edelmann – Chairman, Selectman Clyde Carson, Selectman John Dabuliewicz and Town Administrator - Jim Bingham

Others present: Richard Senor, Kendra Senor, Ray Martin, Nancy Martin, Alice Chamberlain, Tim Blagden, Catherine Blagden, Kristen Riley, Tracy Marshall, Martha Mical, Darryl Parker, Linda Burdick

1. Listing Agreement for the Fire Station Site (Map 29 Lot 1)

- A. Jim talked to the Realtor who is comfortable with an asking price of \$42,000 with a commission of 8% if the lister sells the property and 8.5% if the lister shares the commission with a representer of the buyer.
- B. John said in 2015 article 24 which was a petitioned item stating to see if the town will direct the Board of Selectmen to place the town owned property identified as Map 29 Lot 001 for sale prior to May 30, 2015. Majority at Town Meeting voted in favor. Jim said the reason the listing is becoming important is because the Realtor spoke to him about 3 inquiries on the property and wanted to follow through but a new listing agreement is needed. John said the Chairman has questioned if this should go back to Town Meeting and the Board has received a number of emails solicited by rail trail supporters to hold off selling until Town Meeting.
- C. Kimberley said a lot has changed since 2015 and believes the town should have a chance to revisit this property. Clyde would also like to see this property go back to the voters for discussion, there is a lot of support for the rail trail now and for other community uses.
- D. Tim Blagden said he purchased the 8 acres next to Map 29 Lot 001 for \$40,000 and offered \$10,000 for Map 29 Lot 001 which is 2 acres. There is a 9 acre piece the State is selling to the town for \$13,000 which is river front property. Tim said if the entire trail becomes real, DRED completed an economic impact in 2015 saying if the trail is built it would bring in \$900,000 a year. Warner has 11.5 miles of the 34 mile trail and would receive a share of the \$900,000. Tim said he is asking for time to be able to build a financial model that shows a long term return.
- E. Richard Senor asked the Board if they figured how much to sell the property for and then after it's sold, what would be the tax return. He feels the land should be sold privately or to the rail trail. Kimberley said there has been other interest from a private party which would then put the rail trail in jeopardy of not going through. It was asked if the town could put a right-of-way on the trail portion. Clyde said doing that makes the lot nonconforming as a building lot because the trail goes through the middle of the property.
- F. Linda Burdick asked if the trail could be moved over on the lot. Tim Blagden said the railroad bed is the only level spot that carries through. The burm next to the bed is owned by the Department of Transportation. Linda asked what is the difference between a conservation easement and a right-of-way. Nancy Martin, Conservation Commission Chair explained an easement would be on the entire parcel and limits the development of the property. John said a right-of-way gives the owner a right to the property. Tim said what he has done is asked for 30 foot wide easements over properties that allows the property owner to continue ownership, they can pass over the easement, but cannot build on top of it and they give up the right to use motorized wheeled vehicles along the easement as well. It was asked if the property owners that have agreed to these easements receive a tax break. Tim said the easements are appraised after approved for tax purposes, he said depending on circumstances and the value of the easement there could be a benefit to the property owner for donating the easement. John said it depends on the burden that's placed on the property, it will reduce the value of the property.

- G. Alice Chamberlain said she is in favor of deferring the sale of the property until Town Meeting next March. Alice said besides the effort to build the rail trail, another thing that has changed since the decision at Town Meeting is the Economic Development Advisory Committee and the work the town is doing through the survey. Kimberley said the Board received several emails with the same sentiment.
- H. Richard Senior recommended putting an easement on the property for the rail trail and sell the property. Martha Mical clarified what is needed, an easement is for the entire property, a deeded right-of-way is needed for the rail trail.
- I. Someone asked if Parks & Recreation Commission or the Conservation Commission weighed in on this or can they? Tim Blagden is on the Parks & Rec. Commission which has been asked to provide a location for bocce and croquet courts and dog walks. Nancy Martin said the Conservation Commission has not weighed in on this parcel.

Board Action

Selectman Carson made a motion to not put Map 29 Lot 001 on the market and to bring questions to the voters at the next Town Meeting. Chairman Edelmann seconded the motion. John asked what would the question be? Clyde said the language will be determined later. The motion passed unanimously.

2. Revaluation Contract

M & N Assessing submitted a contract for the 2019/2020 Revaluation for \$107,000. The utilities are not included in this cost, an additional \$25,000 will be needed plus additional hours for the Assessing Clerk. Currently there is \$91,000 in the capital reserve. John pointed out a typo on page 10 of the contract, the town indicated was Chesterfield. John would like time to review the contract. A clean copy will be generated for the next Selectman's meeting.

3. PA-28 Form Inventory of Taxable Property for 2019

Selectman Dabuliewicz made a motion to not use the PA-28 form in 2019. Selectman Carson seconded the motion, the motion passed unanimously.

4. Abatement Request - Storm Damage

Selectman Carson made a motion for the Selectboard to abate the timber tax on Map 15 Lot 37 due to damage caused by a tornado in the amount of \$439.52. Selectman Dabuliewicz seconded the motion, the motion passed unanimously. For storm damaged property the Assessing Clerk will be using the lower values in determining the timber tax and the Selectboard will address any further abatements on a case by case basis.

5. Town Administrator Report

Parks & Recreation: An insurance claims adjuster from Primex inspected the damage to the ice rink, soccer field goal posts and the storage shed at Bagley Field that was caused by the spring ice flood. We are waiting to hear the results of this inspection and estimate for repairs.

Selectmen's Office: There are 4 proposed projects from the Board of Selectmen for the 2019-2024 CIP cycle, which I have distributed for your review. The proposals for these projects need to be prioritized and/or determined whether or not these projects ought to be submitted as a CIP request. This will be an agenda item for the July 17 meeting if not addressed earlier. I am assisting dept heads as requested in completing their CIP requests. The projects are new software for the Assessing Office, 2019/2020 Revaluation, fire suppression system at the Town Hall and a multi-use path from the Village area to North Road.

Police Department: Chief Chandler held a meeting of the Highway Safety Committee this morning to discuss the issues of enforcement and signage in the area of Pleasant Pond Rd and Clement Hill Rd and a resident's complaint about commercial trucks "jake breaking" on Main Street near the Old Graded School around 5:30 am. Also discussed was traffic flow around the town hall during the water main construction, which will start at the end of July and the dangers of the intersection of Old Main Street and Rte. 103 east due to the sharp curve near the intersection. Kimberley noted she was not notified of the meeting, she is the Selectman's rep.

The Committee recommended 2 "Children at Play/ 20 mph" signs and 2 'SLOW' signs. These signs will be located near the entrance of Pleasant Pond Road from Rte 103 East, the town line at Clement Hill Road and the Hopkinton /Warner town line at Pleasant Pond Road. Members of the committee are requesting to meet with the selectmen at the July 17 meeting.

Mount Kearsarge Indian Museum: The Trustees of the MKIM has submitted an application for relief of Payment In Lieu of Taxes to the Selectmen's Office. It is in the read file. An application to renew a discretionary preservation (Barn) easement was submitted from Rona Carr Bock for Board consideration.

6. Minutes

Selectman Dabuliewicz made a motion to approve meeting minutes dated June 19 public and nonpublic. Selectman Carson seconded the motion, the motion passed unanimously.

7. Manifest

- A. Selectman Dabuliewicz made a motion to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll check numbers 5414-5429 in the amount of \$35,066.73 (including 24 direct deposits) and Accounts Payable check numbers 55194-55250 in the amount of \$406,255.93. Selectman Carson seconded the motion, the motion passed unanimously.
- B. Selectman Carson made a motion to authorize the Selectmen to sign manifest and order the Treasurer to sign Fire Station Loan Accounts Payable check number(s) 102-103 in the amount of \$235,527.25. Selectman Dabuliewicz seconded the motion, the motion passed unanimously.

8. Consent Agenda

Selectman Dabuliewicz made a motion to approve the Consent Agenda for July 3, 2018:

Previously signed by the Board are the following:

- 1.) Letter of Intent for Transportation Alternative Program Grant
- 2.) Yield Tax Levy for Map 15 Lot 32

To be signed:

- 1.) PA-28 form for 2019
- 2.) Certification of Yield Taxes Assessed for Map 13 Lot 003-6
- 3.) Intent to Cut for Map 11 Lot 63
- 4.) Tax refund request for Map 6 Lot 57
- 5.) Request for abatement of Timber Tax for Map 15 Lot 37 and Map 15 Lot 32
- 6.) Refund request for Northeast Catholic College
- 7.) Land Use Change Tax for Map 10 Lot 91A
- 8.) Current Use Land Use Change Tax Collector's Warrant for Map 10 Lo 91A
- 9.) Building Permits for: Map 14 Lot 29-1-16, Map 7 Lot 56-1, Map 26 Lot 17
- 10.) Unlicensed Dog Warrant

Selectman Carson seconded the motion, the motion passed unanimously.

9. Roundabout

It was noted that the repairs have not been completed and the town is still waiting for the State reimbursement.

10. Compensation Plan

- Jim presented a matrix with 20 grades and each grade has 24 steps.
- Explore longevity, service awards.
- The compensation plan is a tool for the Selectmen.
- Look into a grade and step time progression component.
- The ability to modify that to a cost of living component to what the market says, an annual event.
- Decide on whether the Board wants to build a merit component into the process.
- Explore long service awards/longevity bonuses.
- Next Compensation Plan meeting is scheduled for July 23 at 3:30 pm.

11. Selectman's Other Business

- A. Clyde reported he put in for Transportation Alternative Program grant for a multi-use path from the Village to North Road and part of that is required training that will take place in the next month. He also talked with Central NH Regional Planning Commission which can help with resources to refine the cost estimate for the project.

- B. Clyde said the town has lost its certification for the Town Hall to be a shelter because the stove is not operational without a fire suppression system, he learned this from Ed Mical, Emergency Management Director. The Board wants to meet with Ed at their next meeting.

- C. Kimberley suggested the Board review the meeting minutes before publishing them publicly and recommended a 24 hour preview by the Board before they are published.

12. Adjournment

A motion was made and seconded to adjourn at 6:54 pm.

Board of Selectmen
Kimberley Edelmann – Chairman
Clyde Carson
John Dabuliewicz

Recorder of the minutes: Mary Whalen