



# Warner Board of Selectmen

## Meeting Minutes

### Tuesday, June 18, 2019

#### APPROVED

#### **1. Open Meeting** Chairman Carson opened the meeting at 7:00 pm.

Attendance: Selectman Clyde Carson – Chairman, Selectman Kimberley Edelmann, Selectman Judy Newman-Rogers

Others present: Andrew Bullock, Emmons Cobb, Sally Tanner, John Leavitt, Ken Cogswell

#### **2. Mt. Kearsarge Indian Museum**

**A.** Museum Executive Director, Andrew Bullock along with Deputy Director Emmons Cobb met with the Board. Clyde said in the past the Museum has made a payment in lieu of taxes, but for the last couple of year's the town has abated that, which is the topic again for this year. Andrew is asking the Board to continue the abatement for another year. Andrew has been the Museum Director since November of last year. Andrew has been associated with the Museum since it began and realizes some of the challenges the Museum has had right along and those challenges are continuing. The benefits the Museum brings to the town is using the acreage on site (12 acres) as open spaces open to the public, school groups are invited for nominal fees, the Museum employs 14 people with the hopes of increasing the employment by 3 or 4 more people by September. The campass can be used by the community for meeting space, the space has been offered to Spring into Warner and the Fall Foliage Festival. Typically the Museum brings in about 8,500 people annually. The Museum participates in a reciprocal Museum arrangement with some of the local Museum's for discounted admission as well.

**B.** Andrew said Bud Thompson (founder of the Museum) did not receive his High School Diploma and the Museum worked with the School District so that Bud could receive an honorary diploma. There are about 15 events a year at the Museum that brings people to Warner. Clyde is a Trustee at the Museum (he will not vote this evening) said he is aware the Museum is a good contributor to the community and like a lot of Museum's they are under the gun trying to stay alive. The things that need to be done at the Museum is a new roof and a lot of other projects that keep the Museum whole which has been the basis for granting the abatement in the past. Any other Museum in town is a 501C3, nonprofit and they do not pay taxes. The reason the Museum is not, is because they allow Bud and Nancy Thompson to live on the facility in a section of the house. Emmons said in the past 3 years it's been difficult with the changing of Director's. He said Andrew has been guiding the Museum nicely with some new programs that will make the Museum more beneficial to the community.

**C.** Clyde said last year when the abatement was granted for the Museum they were asked to provide a copy of the Museum's 990 tax form which he has the original that was filed. Last year \$2,400 was abated (total year). Judy asked if the portion of the house where Bud and Nancy live should be reevaluated. Clyde said in the past the town viewed Bud and Nancy paying rent to live there, since then the Museum does not except rent from Bud and Nancy, it's not required now. Kimberley said then why is the town taxing the Museum if they are not longer receiving rent. Clyde said the only reason for the payment in lieu of taxes was because Bud and Nancy were paying rent, that is no longer the arrangement, they no longer pay rent. Kimberley asked how can the Board change this. Clyde said by the Selectmen making a motion stating payment in lieu of taxes is no longer needed.

#### **Board Action**

Selectman Newman-Rogers made a motion, if the rent is no longer an issue she is in favor of removing the payment in lieu of taxes. Selectman Edelmann seconded the motion, the motion passed unanimously.

**D.** Kimberley said in December 2018 Andrew said the sources of income are visitors, grants, pow wow's, workshops, corporate support and membership drives and asked Andrew if anything else has been added. Kimberley recommended a donation button on the Museum's Facebook Page.

#### **3. Primex**

**A.** Sally Tanner from Primex, explained the town has property liability, workers comp. and unemployment compensation coverage with Primex. Primex looks at all the members every year to see how they are running, and if they are running well, Primex offers the Contribution Assurance Program. It's a program that gives a guarantee that the increases each year would not increase by no more than a certain percentage each of those year's the town

is in the agreement. This past January the town did receive a 15% increase on property liability because of a large loss (fire truck totaled in 2017). The workers comp. renewal was a 3.2% increase because of legislative changes. Clyde understood there would be a reduction in workers comp. because of all the safety programs. Sally said it's because of the higher risk factor in municipalities.

**B.** Property Liability would be capped at 9%, another big loss will not affect the cap. The cap for workers comp. is 8%. Typically when there is a large loss, the cost of the loss is distributed among the municipalities in the NH pool that also includes schools and special districts, the largest increase will go to the municipality that had the actual loss.

**D.** Kimberley said there is a clause in this contract that allows the town to get out of the contract if the town doesn't vote to continue using Primex.

**E.** Clyde asked what the benefits of the cap insurance. Sally said it gives a guarantee that the increases will not go higher than the caps, and the town receives a benefit having all 3 insurances with Primex, the town will receive a 10% discount for workers comp. and property liability. Clyde asked Sally if Primex has any interfaces with any of the major payroll systems. Sally said no, only information on how to figure the rates.

### **Board Action**

Chairman Carson made a motion to sign up for the Primex cap. Selectman Newman-Rogers seconded the motion, the motion passed unanimously.

**G.** Primex also provides training's and Human Resource support.

### **4. Community Action Program - Storage Space**

Judy is going to contact Erin Reed at the Community Action Program at the Olde Graded School for more details regarding her request for storage space.

### **5. Coffin Cellars - Request for Wine Tasting at the Fall Foliage Festival**

Selectman Edelmann made a motion to approve the wine tasting at the Fall Foliage Festival for Coffin Cellars. Selectman Newman-Rogers seconded for discussion. Judy asked were they at the Fall Foliage Festival or the Farmers Market last year. The Board thought they were at the Farmers Market last year, not the Festival, Kimberley withdrew her motion. Chairman Carson made a motion to approve the wine tasting at the Fall Foliage Festival for Coffin Cellars. Kimberley wants feedback from the Police Chief first.

### **6. Welfare Officer**

The Board interviewed 2 candidates, of the two an offer was made and accepted which is an appointment up to April 1, 2020 that includes a \$1,500 stipend payable monthly effective July 1.

### **Board Action**

Chairman Carson made a motion to appoint Darryl Parker as the Welfare Officer for the town of Warner effective July 1 to March 31, 2020 at an annual rate of \$1,500 prorated monthly. Selectman Edelmann seconded the motion, the motion passed unanimously. John Leavitt asked if the Welfare Officer a job the Town Administrator was previously doing. Clyde said yes. Judy said it has been an appointed position but it was absorbed into the first Town Administrator's position and carried over to the second Town Administrator.

### **7. Fire Station**

Kimberley reported the grand opening/celebration will be held on Saturday, June 29 from 11:00 to 2:00 pm. Judy asked if it would be inappropriate to suggest having a fundraiser at the same time? Kimberley said that was discussed, instead they will be selling t-shirts and hats. This event is a thank you to the town and a grand opening.

### **8. Selling town parcels – Map 11 Lot 15**

Clyde said he was approached by the abutter of Map 11 Lot 15 who expressed interest in purchasing the land locked parcel that includes about 30 acres. Clyde doesn't see the parcel having any future value to the town. Kimberley said the town could log it. Clyde said the person who owned it, logged it and then lost interest in the property and lost it for taxes. Kimberley said let's sell the house on Horne St. first. Judy will take the Horne Street property project on.

**9. Minutes**

Selectman Edelman made a motion to approve meeting minutes dated April 16, 18 and 23, May 7, 10, 14, 21 & 28, 2019. Judy has some clarifications for the May 28 minutes #2, section B.

**May 28, Section 2 B.** Judy learned during this discussion that the Building Inspector, Tom Baye, would not be available for inspections until June 6 and that Peter Wyman covers for Tom when Tom is not available. Judy was not aware of this and said the Board should be notified as well when Tom is not available. (Change to, the Board should be notified when anyone is not available).

The minutes were approved with the adjustment, all were in favor, the motion passed.

**10. Manifest**

Selectman Newman-Rogers made a motion to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll check numbers 5911-5923 in the amount of \$32,749.37 (including 22 direct deposits). Accounts Payable check numbers 56479-56515 in the amount of \$362,757.98 (including a check to KRSD in the amount of \$268,088.34). Chairman Carson seconded the motion, the motion passed unanimously.

**11. Consent Agenda**

Selectman Edelman made motion to approve the Consent Agenda for **June 18, 2019:**

1. 2018 Abatement recommendation for: Map 35 Lot 003, Map 16 Lot 69-1 & Map 15 Lot 15
2. Veterans' Tax Credit for Map 10 Lot 64-1
3. Yield Tax Levy in the amount of \$5,020.31
4. Building Permits for: Map 33 Lot 008, Map 7 Lot 37, Map 3 Lot 24, Map 19 Lot 35 & Map 9 Lot 001
5. Welfare Officer - Letters to those who applied.
6. Request to remove road from map, Class VI Newmarket Road reverted back to owners in 2001.

Selectman Newman-Rogers seconded the motion. Clyde said usually there is an abatement request from Eversource, but it hasn't been received yet. If there is one, the Board has to accept or deny it by July 1. The motion passed unanimously.

**12. Other Business**

**A.** Kimberley said the alpha release of the website will be ready on Monday. Clyde said the Selectboard should approve the design of the town website. Kimberley said there also needs to be discussion on who will be maintaining the website, there are some individual departments that would like to control the information on their department page.

**B.** Exit 9 - Developer Contact: Clyde has made contacts but is not ready to speak about it. Clyde will speak to the Economic Development Advisory Committee Chairman.

**C.** Clyde said Window Restorer's is ready to present their partition plans to the Board. Kimberley and Judy authorized Clyde to go look at the plan.

**13. Public Comments**

**A.** John Leavitt commented about the town being in a pool in regards to property liability and workers comp. John asked how does the cost affect the towns workers comp. when there may be towns that do not participate in safety training's and is there incentives from the insurance company to lower the rates because you're doing the additional training. Kimberley said she will ask that question.

**B.** Ken Cogswell asked what the status is on the damage on the old fire station. Clyde said the damage is getting close to being repaired. The DPW is overseeing the repairs.

**14. Nonpublic Session**

Members Present:	Clyde Carson	<u>  X  </u>
	Kimberley Edelman	<u>  X  </u>
	Judy Newman-Rogers	<u>  X  </u>

Motion to enter nonpublic session made by Chairman Carson, seconded by Selectman Newman-Rogers.

Specific statutory reason cited as foundation for the nonpublic session:   X   RSA 91-A:3, II (L) legal

Roll call vote to enter nonpublic session: Carson - Yes, Edelman - Yes, Newman-Rogers - Yes

Entered nonpublic session at 9:25 pm.

Other persons present during nonpublic session:

Description of matters discussed and final decisions made: Minutes are sealed.

Motion to leave nonpublic session and return to public session by Chairman Carson at 9:30 pm, seconded by Selectman Newman-Rogers. Roll call vote: Carson - Yes, Edelman - Yes, Newman-Rogers - Yes.

**15. Motion to Seal**

Motion made by Selectman Edelman for the June 18, 2019 nonpublic meeting minutes to remain sealed for one year. Motion was seconded by Selectman Edelman, the motion passed unanimously.

Roll call vote to seal minutes: Carson - Yes, Edelman - Yes, Newman-Rogers - Yes.

Motion: **PASSED** / DID NOT PASS

**16. Nonpublic Session**

Members Present:	Clyde Carson	<u>X</u>
	Kimberley Edelman	<u>X</u>
	Judy Newman-Rogers	<u>X</u>

Motion to enter nonpublic session made by Chairman Carson, seconded by Selectman Newman-Rogers.

Specific statutory reason cited as foundation for the nonpublic session: X RSA 91-A:3, II (b) The hiring of any person as a public employee.

Roll call vote to enter nonpublic session: Carson - Yes, Edelman - Yes, Newman-Rogers - Yes

Entered nonpublic session at 9:31 pm.

Other persons present during nonpublic session: None

Description of matters discussed and final decisions made: Minutes are sealed

Motion to leave nonpublic session and return to public session by Chairman Carson at 9:35 pm, seconded by Selectman Edelman. Roll call vote: Carson - Yes, Edelman - Yes, Newman-Rogers - Yes.

**17. Motion to Seal**

Motion made by Selectman Edelman for the June 18, 2019 nonpublic meeting minutes to remain sealed for one year. Motion was seconded by Selectman Newman-Rogers, the motion passed unanimously.

Roll call vote to seal minutes: Carson - Yes, Edelman - Yes, Newman-Rogers - Yes.

Motion: **PASSED** / DID NOT PASS

**18. Adjourn**

Motion was made and seconded to adjourn at 9:36 pm

Board of Selectmen  
Clyde Carson - Chairman  
Kimberley Edelman  
Judy Newman-Rogers

Recorder of the Minutes: Mary Whalen