

**WATERVILLE VALLEY, NH  
BOARD OF SELECTMEN  
REGULAR MEETING MINUTES**

**DATE: June 26, 2013**

**MEMBERS PRESENT: Chairman Bill Larsen, Margaret Turner, Mike Aronson**

**MEMBERS ABSENT: none**

**OTHERS PRESENT: Bill Cantlin, Chris Hodges, Jim Mayhew, Sharon Charron.**

**1. The meeting was called to order at 3:02 PM**

**2. Privilege of the Floor I**

Bill Cantlin addresses the BOS regarding the Stone Property Management building/land parcel being listed for sale at \$375,000 and asks if there is any interest in the Town submitting a bid, and to consider the reasons the BOS asked for this authority at the last Town Meeting. Bids are being accepted through 6/28/13. Chairman Larsen replies that the authority the BOS has must include a public hearing, as per the Warrant Article voted on in March 2013. Mike Aronson reads the Warrant Article for the record.

*Article 6 – To see if the town will vote to raise and appropriate the sum of Four Hundred and Six Thousand Dollars (\$406,000) [the 2012 assessed valuation] for the purpose of purchasing the Stone Property Management property (Map 108, Lot 5 of the Waterville Valley Tax Maps, 31 Tecumseh Road) if such property comes up for sale and to authorize the issuance of not more than \$406,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and to authorize the Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon. The authority to purchase the property is conditioned on the Selectmen determining that such a purchase is clearly in the Town's best interest and conducting a public hearing in order to determine the interests of both residents and property owners. This appropriation expires on January 1, 2014 if a bond or note is not issued. The Selectmen Recommend Approval.*

Discussion follows as to the need/concern for the property being used for property management business operations for the residents and condo associations of Waterville Valley presently, as well as in the future. Comments include that there hasn't been any solicitation towards the town from any property management company who has interest in leasing/using the property. Additional comments mention the logistics of transporting sand/salt & snow removal equipment coming from outside of Waterville Valley. However, property management operations in WV doesn't mean it is less costly, as some people have already experienced with companies operating from outside of WV. Concern was also expressed as to where the money for the purchase is actually going. Bill Cantlin commented that his concern going forward is what the property will be used for if not for property management. The BOS reiterates that they would not make a bid on the property at this time.

### **3. Approval of Minutes**

Bill Larsen motions to approve the minutes of 4/10/13 as presented.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

Mike Aronson motions to approve the minutes of 6/12/13 as presented.

Bill Larsen: 2nds.

The motion passed on a unanimous voice vote.

### **4. Financial Update**

No financial report provided for this meeting. We have collected approximately 36% of the 1<sup>st</sup> half property taxes, which are due on 7/1. Normally the week prior receives the majority of the payments. Tax anticipation notes have been repaid.

### **5. Department Head Updates**

- **Recreation Department**

The Recreation Dept. supplied an update for facility rentals, and ongoing adult programming thru the summer.

- **Public Works**

Bill Larsen asked Jim Mayhew if there was any problem with the sewer on W. Branch Rd. Jim responds there was a valve that had not been turned back to the “on” position able being shut off, but it all set now. The BOS commented that W. Branch & Tripoli Rd looks great. There is still striping to be done and some signage to be installed. Traffic calming was also discussed. There will be no striping of the Tripoli Rd. beyond the access road to the mountain. It will be watched carefully and the needs will be assessed later. Bids are due for the DPW building on 6/27. We are also awaiting the approval of the Bid Package from Rural Development for the Water Meter Project. The Water Tank replacement project is also still in the works. Windsor Hill water line, which had a break earlier in the month, is repaired. Concern was expressed to that area, as well as the area of Snow’s Mountain Rd., as both have had issues in the past. Jim feels the reasons these areas have had issues are due to the installation of the lines over the rugged terrain.

- **Public Safety**

Chris Hodges states that there is a cell phone for the Police Cruiser, which is 254-6708. Chris will prepare a communication for residents and property owners announcing the new phone service, as well as an explanation on how and when to use it. Chris is busy staffing & prepping for the July 4<sup>th</sup> Parade & Fireworks display. BBTS is doing some infrastructure repair work on the jump site. There are putting up a temporary jump site which will be taken down (per letter) by 10/31/13.

### **6. Calendar Review**

Next meeting is July 10<sup>th</sup>.

### **7. New Business**

- **Transfer Station Fees Payment Ordinance**

Discussion involved the need for an ordinance or to generate a policy for regulating payment of transfer station fees. It was felt that it was better for it be time-driven rather

than dollar-driven, as the management companies have to collect their receivables from the associations.

- **Water Department Consumer Confidence Report**

The Water CCR is presented and it will be distributed by mail to our water customers and available at the lodges and commercial properties as well.

## **8. Old Business**

- **Review and Sign Bond Issue Paperwork**

The bond issue paperwork for the \$202,000 is presented and signed by the BOS. This bond is for the Single Stream Recycling that we have completed so far.

- **SPM Parcel Clean-up**

A discussion was had concerning the clean-up of the property. The deadline for Bids on the property is this coming Friday, June 28. It was decided to wait until the deadline to pursue further action regarding the cleanup of the property.

- **Property Maintenance Contractor Storage Yards**

Discussion ensued of the current usage of the wood lot adjacent to the Transfer Station currently being used for property management storage of materials & equipment. The property is owned by Waterville Company who had been given a special exception for usage of the property in this manner in the wake of the Stone Property Management closure last October. Dave Gaudioso, of Like Father Like Son management company, has submitted a Site Plan review to the Planning Board to request continued usage of the property. There is a lapse in time due to the current agreement expiring upon 7/1/13 and the next Planning Board meeting is 7/11/13 when the Site Plan will be discussed at the Public Hearing. A phone call was placed to Bill Cantlin to ask if he wanted to extend the lease for 3 months pending the Planning Board's decision.

Bill Larsen motions to grant temporary use of the property at 7 Cleanwater Lane for 3 months until October 1, 2013 for use as property management storage.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

## **9. Correspondence**

- **Chamber of Commerce Membership Renewal**

Mike Aronson motions to authorize the payment of membership dues to the Pemi Valley Chamber of Commerce.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

## **10. Privilege of the Floor II**

None.

## **11. Board Concerns & Directives**

- A summary of abatement requests was presented to the BOS for review prior to their next scheduled meeting in July.

**12. Non-Public Session**

The Non-public session was not needed.

Bill Larsen motions to adjourn the meeting.

Margaret Turner: 2nds.

The meeting was adjourned on a unanimous voice vote at 4:10pm.

Respectfully Submitted,  
Sharon Charron  
Town of Waterville Valley