

**TOWN OF WATERVILLE VALLEY  
BOARD OF SELECTMEN  
REGULAR MEETING MINUTES**

**DATE:** August 14, 2019

**MEMBERS PRESENT:** Mike Aronson, Chairman and Richard Rita.

**MEMBERS ABSENT:** Margaret Turner, Vice-Chair.

**OTHERS PRESENT:** Linda Coleman, Jon Fontas, Fred Gendron Mark Decoteau, Dave Noyes, Jim Mayhew, Brooke Wakefield and Sharon Charron.

**1. The meeting was called to order at 3:00 p.m. by Chair Mike Aronson.**

**2. Privilege of the Floor I**

Linda Coleman, of Windsor Hill Condominiums, addressed the board with 2 questions;

1. Where is the best place to find communications about changes that affect their association, specifically mentioning the recent changes in the hours and fees to the transfer station?

Mark answered that the Town website is the best place to find out information. Changes to the hours were posted, as well as the new process for dumping now only allowed when an attendant is present within the gated area. Mike added that there have been many meetings and public hearings to help communicate changes and it is something the Town continues to struggle with, as some of these communications are not getting to the owners and/or renters effectively. A better chain of communications between the town and property managers and owners is needed for the benefit of all parties.

2. Does the town have any plans to install electric vehicle charging stations, or is the BOS aware of anyone else installing the charging stations in WV.

Mike answered that is up to individual condo associations to install electric charging stations for their owners. The town does not own any electric vehicles that require charging and has no plans to install any charging stations on Town property at this time. Mike suggested that the subject brought up at town meeting for discussion.

**3. Approval of Minutes**

- **6/26/19 Regular Meeting**

Mike Aronson motions to approve the minutes of 6/26/19 as amended.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

- **7/17/19 Regular Meeting**

Mike Aronson motions to approve the minutes of 7/17/19 as amended.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

- **7/29/19 Special Meeting**

Mike Aronson motions to approve the minutes of 7/29/19 as presented.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

#### **4. Financial Update**

The financial reports were reviewed by the Board and the General Government line was questioned. Mark replied the total appears higher than our percentage through the year due to the timing of payments. This includes support for the WVAIA, Rey Center and other area organizations. The other line item questioned was Street Lights, which appears higher than the yearly percentage as well. This is being watched and it was estimated that the costs will exceed the estimated expense this year.

#### **5. Calendar Review**

- The next Regular Selectmen's Meeting is 9/11/19 at 3pm.
- The next Regular Planning Board Meeting is 9/12/19 at 8am.
- The next Special Planning Board Meeting is 9/3/19 at 3pm, if needed.

#### **6. Department Heads Updates**

##### **• Recreation**

Brooke Wakefield reports that there are 2 weeks remaining of summer camp. The camp BBQ is Friday and the Board is invited to attend. There is a WV Historical Society presentation coming up and Jack Sanders will be speaking about the history of Freestyle Skiing. The hiking programs are being offered weekly for day hikes and there is an upcoming overnight hike which has a few open slots for participants to register. Mike asked about results from the Denali Challenge, but Brooke did not have the numbers as it was a resort hosted event. A brief discussion followed concerning how best to capture the attention of hikers in parking lots to promote the Rec Dept hiking programs. The social media marketing and activity on hiking in WV is expanding and there has been increased interest in the Redliner 125 Patch Program. Summer camp numbers look strong, with 5 of the 7 weeks thus far having more than 200 camper days, along with having the 2<sup>nd</sup> highest individual day since 2007. Attendance is currently tracking 64 days off of last summer, which set a record. General evening programs end this week for the summer season as Recreation Dept staff is decreasing as college students depart. Rich inquired if there has ever been interest in offering fishing programs to guests. Brooke responded that Eric is getting licensed as a fishing guide now in order to offer fishing programs/services next summer.

##### **• Public Works/Municipal Services**

Jim Mayhew updates the Board that the Library repairs are 85% complete. The low pressure sewer break on River Road is repaired at an estimated cost of \$3K, though the invoice has not been received. The road has not been patched yet, but will be soon in conjunction with other paving in town. Normal maintenance of roadways continues by WV Public Works crews, along with the road patches by a private contractor. Jim comments that his department is down one part-time employee, and the Rec/PW shared employee is gone as well.

##### **• Public Safety**

Chief Noyes reports that weekends have been busier and slower midweek, with both ambulance and police calls. The National Night Out was a huge success and Dave thanked the Town of Waterville Valley and the Recreation Department for all their work and support of the event. The department is currently rotating through vacation time for staff. There has been increased traffic and speed enforcement by officers over the summer to generate awareness overall to be mindful of your vehicle's rate of speed.

## **7. New Business**

- **Ice Arena Lease Discussion – J. Fontas & F. Gendron**

Jon Fontas and Fred Gendron, of the Hockey Academy (HA) addressed the Board regarding the Ice Arena Lease, which has 2 years remaining. Fred explained that the HA views three options to consider which are: 1. renegotiate the lease; or 2. exercise the option to buy the arena; or 3. to walk away. Option 1 and 3 don't look feasible and #2 looks to be the best option for the HA. Fred Gendron estimates that there is about \$400K in major repairs that are needed at this time for option 2 per the current lease terms. He further estimates the purchase price at \$650K and will look to secure financing for that amount. The town would receive payment of \$250K, and the HA would guarantee to do the necessary repairs in a timely manner for \$400K. Fred is looking towards spring 2020 for completion of the transaction. Mike asked, for clarification to the public, what repairs are needed. Fred explained that the major items include 1. The "chiller-barrels" (about \$160K each for 2), which are also a safety issue if an ammonia leak should occur, and 2. The Zamboni machine is ancient and a new electric one is about \$150K or refurbished ones start at \$50-60K. The Zamboni is listed within the lease as a part of the Capital Infrastructure of the Ice Arena. Fred then added there are some time restraints for getting the work completed prior to reopening later this fall and asked that the Town assist with some of the costs, which would later come off of the purchase price. Mike adds that the Town has received a yearly payment, in lieu of taxes, from the HA which has been placed aside for Capital Repairs to the Arena. Currently that account hold about \$45K, which could be used for the repairs.

Mark stated that he has also reviewed the arena lease, prime rates and adjusted purchase prices, and estimated capital repairs list of 4 items. These calculations end with a cash buyout figure of \$200-215K to town. This sale would come with a clean title, current easements, capital and personal property. There is also a deed restriction that the building will remain an ice arena in perpetuity and that the Town will have the 1<sup>st</sup> right of refusal before transfer to a 3<sup>rd</sup> party. Additionally, any dry floor event will not exceed a time of 120 consecutive days. Jon Fontas asked about the parking easements and previous objections from the HA regarding a parking garage where easements exist. Discussion followed regarding sale terms as outlined in the lease and it was felt that the HA attorney's should review and any objections should be clearly outlined for more discussion and negotiation.

The question was posed by the HA on how to handle these capital repairs costs that are needed now. Mark explained that the Town can only expend up to the amount currently in the Capital Reserve Fund. Fred wanted to be sure that any Capital costs incurred by the HA now would ultimately come off of the purchase price, and that if the HA didn't proceed with the purchase, the expenses paid for Capital repairs would be their loss. Mark agreed and stated that any costs by the HA to the agreed upon Capital Improvements of the 4 items (Brine Pumps, Chiller Barrels, Condenser Tower, and Zamboni) should come off of the agreed upon purchase price of \$656K. Mark will have Town Counsel draft an agreement to be signed. The Board was in full agreement to work with the HA on the Capital repairs needed to reopen this fall.

Mark added that will likely be a public hearing to inform the public of the sale and to answer any questions. The Board has full authority to sign any sale documents per the terms of the lease and will not necessary to go to vote before Town Meeting.

- **Town Revenue Projections and Complete MS-434**

Mark informs the board that the revenue revisions are primarily due to the loss of revenue on the water front facility rentals, boats rentals and overall bad weather for the month of June. The recommended adjustments bring the revenues down \$19,730 which equals approximately \$0.06 on the tax rate. Mark adds that ambulance revenues and Public Safety detail revenues have exceeded budget which helps to offset the other losses.

Mike Aronson motions to approve the revenue adjustments and the MS-434 contingent upon no further changes.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

- **Renew Town Health Officer Appointment**

A motion was made to reappoint Chris Hodges as the Town's Health Officer.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

- **Request for Family Burial in Town Cemetery – P. Dunfey-Hoyt**

The Board reviewed the written request letter by P. Dunfey-Hoyt for the burial of her mother, Barbara Dunfey. This would be for cremated remains to be placed within the same grave site which now holds the casketed remain of Barbara's son, Gerald Dunfey. It was confirmed that there is allowed per regulations and space will allow.

Rich Rita motions to approve the Dunfey's request.

Mike Aronson: 2nds.

Motion was carried by a unanimous voice vote

- **PRIMEX Premium Holiday and Insurance Quotes for FY2020**

The Primex quotes for FY2020 were reviewed which are inclusive of the premium holiday. Additional quotes will be sought from Travelers Insurance, who has quoted policies for the town previously, to ensure the Town is receiving the best rate offered.

## **8. Old Business**

- **Dam Project Update**

This is be discussed in Non-public under RSA 91-A: 3, II (I) Consideration of legal advice provided by legal counsel, either in writing or orally to one or more members of the public body, even when legal counsel is not present.

- **Well #3 Engineering Proposals**

Mark reviews onsite discussions held with the engineers. There is a new engineer from Hoyle/Tanner, along with Joe Ducharme, who needed to become familiar with the water distribution system. During this meeting he brought forth questions regarding the distribution pipe, which moves water from Well #2 and Well #4 across the Mad River and to the storage tanks. Examination of the crossing showed that the concrete casing surrounding the pipe is eroding and is showing wear. The pipe was inspected after Hurricane Irene and was intact with no damages. Current pictures of the crossing were shown to the Board showing the wear and changes. Further discussion concluded that repairs to the transmission line take priority over any additional work on Well #3 to connect to the treatment center. Mark proposed to design work to repair the crossing and delay work on Well #3 until 2021 in favor of the repair work to the distribution line in 2020. Request for Proposal (RFP) for engineering design work is estimated at a \$50K cost. The Board examined the RFP which also contains a risk analysis of the banking along the Mad River between Well #3 and West Branch which is eroding. The Board was in

agreement that the work is necessary and there is no other alternative and the contract for the \$50K will be signed by Mark Decoteau.

- **Village Trail Improvement Project**

The trails project is out to bid now.

- **Library Project Update – Tree Cutting**

Mark proposed to allow the Library Trustees \$3,500 from their current repair authorization, approved by Town Meeting, for tree cutting around the Library. There are certain trees Jim has identified as necessary to be removed for safety. However, the Town did not want to coordinate the cutting the trees and preferred that the Library Trustees work with the tree cutters themselves. The trees identified by Jim will be included. The Board wanted to be sure that the trees being cut were in the best interest of the public. There is about \$35K remaining under the current authorization for repairs. Those funds will stay in the Capital Improvement Fund for the Library.

## **9. Board Concerns and Directives**

Rich Rita reports that Craig Larsen addressed the Planning Board last week regarding parking issues he experiences at the Golf Club, which has now an issue year round. He raised the possible solution of on-street parking on Valley Rd, which also involves a 3<sup>rd</sup> party property owner. The PB was continuing to discuss the issue and will bring forward to the Board of Selectmen their recommendations pending further discussions. Mark will talk with Public Safety, Craig Larson and the Planning Board regarding the issue and report back to the Board with possible solutions.

Mark informed the Board the security cameras for the Transfer Station dumpster have arrived and we are awaiting installation by our IT firm. Mark also displayed a photo to the Board, taken by Jim Mayhew, of inside the red shed. Jim had cleared an area and painted on the wall “NO PAINT” prior to the weekend. Ironically, over the weekend a number of paint cans were left directly under his sign. It was suggested that the wording be changed to reflect “NO PAINT DISPOSAL.”

Mark informs the Board of a request from the High Country Association to return a dumpster to their enclosure which had been previously removed. The dumpster was removed because the regular sized dumpster does not work with our truck in that location due to the slope in front of the enclosure. However the dumpster that does work in that location for the truck is difficult for residents to lift the lid to dispose of trash. It has been modified, but people still have issues opening the lid. Even though HC HOA has instructed owners who are unable to operate the lid to bring their trash to the Transfer Station dumpsters, trash is being left outside the dumpster and their property management can't keep up removing the trash left outside, especially on the weekend. The HC HOA is planning to make corrections to the enclosure, but it is 2 years away. In the meantime if another suitable location can be found to work, it should be considered as an option, but if not, Mark requested that the dumpster be removed as it creates a hazard. If it was removed, those who would be using it would be asked to bring their trash to the Transfer Station dumpsters. Mike wanted to seek out other possible solutions before removing the dumpster. Discussion followed with respect to possible solutions and these will be acted upon and results reported back to the Board for further consideration and action, if necessary.

## **10. Correspondence**

- **Replacement of Computer Operating Systems to Windows 10**

Mark informed the Board that this will be included on the CIP to upgrade any remaining Town computer operating systems from Windows 7 to Windows 10. The software updates, security and support for Windows 7 ceases on 1/01/2020. The Town is working with our IT firm, Certified Computer Solutions, to ensure that all remaining computer systems all upgraded within our yearly program.

- **NHDES Drinking Water Standards re: PFAS and PFOS**

Mark informed the Board NH-DES standards are now the most stringent PFAS and PFOS testing standards in the entire country for manmade plastic contaminates due to issues in southern NH. WV Water Operator, Rob Burhoe, expressed concern to Mark due to plastic transmission pipes from Well #4, and well as being used in private residences. These potentially could cause issues and affect test results. The Town would not be alone in this as other communities will face the same challenges.

- **WVBBTS Renewal of Tax Exemption for Educational Property**

This is an annual form submitted for Tax Exemption for WVBBTS. The first \$100,000 of assessed value is exempted from property taxes.

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

None.

## **12. Non-public Session**

The Board goes into Non Public Session under RSA 91-A: 3, II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant, and (l) Consideration of legal advice provided by legal counsel, either in writing or orally to one or more members of the public body, even when legal counsel is not present. The Motion was made by Mike Aronson and seconded by Rich Rita, followed by a roll call vote as follows: Selectman Aronson – aye, Selectmen Rita – aye and the Board went into Non-Public Session at 4:31pm. The Board came out of Non-Public Session at 4:47pm.

Upon return to the public session a motion was made to seal the minutes by Mike Aronson and seconded by Rich Rita because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this Board. The motion was passed by a unanimous voice vote.

## **13. Adjourn**

Mike Aronson motions to adjourn the meeting at 4:48pm.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

Respectfully Submitted,

Sharon Charron

Town Clerk/Town Office Assistant