

**Waterville Valley Selectboard
Minutes of Special Selectboard Meeting
Tuesday, February 6, 2024 @ 4:00 pm
Downstairs Meeting Room – Town Offices**

DATE: February 6, 2024

MEMBERS PRESENT: Richard Rita, Chairman; Bob Fries, Vice-Chair; and Wendi Rathgeber, Member.

MEMBERS ABSENT: None.

OTHERS PRESENT: Mark Decoteau (Town Manager), Patty Furgal (Town/School Moderator) and Sharon Charron (Executive Assistant).

1. Call to Order – Rich Rita, Chair of the Selectboard, states that this is an in-person meeting, and YouTube LIVE is also being used. The public may call 603-236-4730 or email scharron@watervillevalleynh.gov to ask questions or if they have problems accessing the video services. The Chair called the meeting to order at 4:00 pm.

2. Review of 2024 Town Budget • 00:00:12.

Budget Document Review

- The budget document dated 1.23.2023 (typo for 2023, should be 2024) was discussed, including the budget breakdown by department and the revenue sheet.
- The budget document incorporates all revisions made over the past month, including changes in the plow truck lease and major equipment replacement.
- The meeting discussed the order of the presentation for the Bond and Budget Hearing (2/7/2024), including the order of slides, presenters, and topics to be covered including the Fund Balance usage, tax impacts and Capital Account funding.
- The Bond Hearing will be held first, followed by the Budget Hearing.
- Updates will be provided for the Wastewater Treatment Facility project, Transfer Station projects, current and other road projects, and the Corcoran Pond dredging/maintenance.
- An update on the Transfer Station project was shared, highlighting the submission of the Permit By Notification (PBN) electronically and communication with DES staff.
- Mark Decoteau shared that the contract with Black & Veatch has been reviewed by attorneys on both sides and agreement has been reached.
- Recreation Dept. fee structures will be provided that show cost comparisons between property owners/residents rates to general public rates.

Town Warrant Review • 00:16:40

- The special warrant article for the Rey Center preschool and its funding was discussed. Mark Decoteau will clarify with DRA if amendments can be proposed at Town Meeting regarding the amount and/or the term of the non-lapsing amount.

- Moderator Furgal requested moving the Rey Center warrant article to earlier in the meeting to allow for ballot counting that can be announced before Article 27 (full budget) is presented and voted on by the voters.
- Consideration of the need for clearer explanations for the zoning amendment changes and the Planning Board's proactive role in providing information to voters.
- Handouts with explanations of the zoning articles should be available on the town website and at the post office before the town meeting.
- The zoning amendment number will be underlined in the warrant to correspond to the explanation handouts as the article number and the amendment number will be different.
- The Board discussed removing the phrase “in the year of our Lord” from the written date on the warrant, along with the possibility of getting input from the public at the town meeting to make the decision. The Board decided to remove the phrase from the warrant date and will wait to see the public reaction. It can be added back next year.
- Mark Decoteau confirmed the times to be listed on the warrant as follows:
 - Election – The election polls will open at 11:00 am and close at 5:00 pm.
 - Town Meeting – The Town Meeting will begin at 6:00 pm.

3. Land Donation Update • 00:40:00.

- This agenda item will be discussed in the Non-Public session.

4. 2023 Ratio Study and Tax Rate • 00:40:10.

- The 2023 ratio study was discussed and confirmed the need for a statistical update for 2024 as the medium ratio calculated to 73.5% for 2023. This indicates that properties in town are under-assessed in value by 26.5%.
- Mark Decoteau explained that the statistics that accompany the ratio study results have a very narrow range which indicates that all property types (land only, condo, single family home) are all consistent in being under-assessed.
- Mark Decoteau clarified that the first half tax bill is an estimate based on 50% of the prior year total tax. The second billing calculates the total tax amount and is reduced by the first half payment amount paid.

5. Villas at Waterville Valley – Dumpster Enclosure • 00:45:50.

- There is resistance from an owner to the decision about not having a dumpster enclosure onsite per the Selectboard’s decision.
- A meeting with the owner/developer was postponed to March.
- Confirmation of the Board's current decision regarding the dumpster enclosure.
- Mark Decoteau clarified the types of recycling accepted at the transfer station as some owners have been bringing household recycling to the Transfer Station.
- There is no recycling of household plastics, glass, aluminum, scrap and cardboard at the Transfer Station.

- There is recycling of appliances, tires, scrape metal and electronics at the Transfer Station.
- A Hazardous Waste Day is held annually in September at the Plymouth Transfer Station (such as paints and solvents).

6. Board Concerns and Directives • 00:48:27

Naming the Downstairs Meeting Room

- Discussion about categories and criteria for naming the downstairs meeting room.
- Consideration of historical, impactful, and underrepresented individuals for the room's name.
- The WV Historical Society will be providing historical context and recommendations.

7. Non-Public Session • 00:48:45.

- The Board goes into Non-Public Session under RSA 91-A: 3, II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, **unless** the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted, and (d) Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community, 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 where legal counsel is not present. The Motion was made by Wendi Rathgeber and seconded by Bob Fries and followed by a roll call vote as follows: Select Board Chair Rita – aye, Select Board Vice-Chair Fries – aye, Select Board Member Rathgeber – aye and the Board went into Non-Public Session at 4:48 pm. The Board came out of the Non-Public Session at 6:40 pm.
- Upon return to the public session, Rich Rita motioned to seal the minutes, seconded by Wendi Rathgeber, because it was determined that divulgence of this information likely would adversely affect the reputation of any person other than a member of this Board. A unanimous voice vote passed the motion.

8. Adjourn

Wendi Rathgeber motions to adjourn the meeting at 6:40 pm.

Bob Fries: 2nds. A unanimous voice vote carried the motion.

Respectfully Submitted,
Sharon Charron, Executive Assistant