

**Board of Selectmen
11 August 2008
Minutes**

5:35 p.m. – Chairman Don Guarino called the meeting to order. Present were Chairman Guarino, Selectmen Rachel Hatch and Betty Ann Abbott, Town Administrator Timothy J. Warren and Clerk Lois Dionne.

Members of the public present were Bill and Jimmy Hurst of Wolcott Construction and Road Agent Paul Perkins and Israel Willard. Also in attendance were Sean Fite and his mother of Seattle, Washington. Sean was sitting in on the meeting to help earn his Eagle Scout Badge in communications. Sean had just spent a week at the Hidden Valley Boy Scout Camp.

Paving Contract & Asphalt Prices – Last week Israel Willard had questioned our paving contract with Wolcott Construction. He had read in the Selectmen's minutes that due to the increase in the price of oil, there would be an additional cost (surcharge) added to the price of asphalt. Mr. Willard felt that as Wolcott could not honor their contract price, we no longer had a contract, and the asphalt should be put out for rebid. Tim Warren had explained that the State had issued a letter to all municipalities notifying them that contractors have a right to charge the fuel surcharge on top of any contract they might have signed, due to the increase in the cost of petroleum products. He had added that we have a contract with the additional charges.

Tonight Bill and Jimmy Hurst and Road Agent Paul Perkins were in to discuss the contract and the increase in the cost of asphalt.

Paul Perkins stated that the original rate on the contract had been \$58 per ton, and now it has been raised \$8.97, which would bring it to \$67 per ton. He said if we put it out to bid, the price would be \$70 + per ton, and the current cost for Wolcott would no longer be valid. Jimmy Hurst said the buy rate is \$11 more per ton than the old buy rate was. Don remarked that the nine-dollar increase is less than the buy rate, so asked if Wolcott is getting a discount. Jimmy replied that they are not being charged a diesel adjustment.

Selectman Abbott asked how Paul knew it would be \$70 + per ton if it went out to bid. Jimmy Hurst said they had gotten a quote today from Pike Industries and it was \$73 per ton. It was explained that Wolcott could get a better price from Pike than the Town could

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because Wolcott is the largest purchaser of asphalt from Pike in New Hampshire, so they get a discount.

Wolcott presented the Selectmen with a graph showing the estimated cost of asphalt in the next few months. He said the State of New Hampshire Department of Transportation had determined the prices.

Don asked if by having the contract we have, it means this is the best price we can buy asphalt. Jimmy stated that if the escalator for asphalt goes down, we would get a lower price. Selectman Abbott asked if that meant that if the escalator rises, the price would also rise. Jimmy replied that it could, but he is working to prevent that from happening; he is trying to get them to hold the price steady.

There was discussion about what road projects should be done, and if because we had gotten a contract price based on a certain amount of asphalt, we were bound to use the entire amount of asphalt. Mr. Hurst stated we did not have to use the entire amount. There was also talk of being able to use the money received as a part of the road betterment grant. Jimmy said he would notify Paul Perkins monthly of the current prices of asphalt. Selectman Abbott felt we should move along and do any necessary paving as quickly as possible. Paul said he wants to do a section of Loon Pond Road, but is waiting for permits from DES before it could be done. It was felt the price of asphalt would go down in the fall, but that isn't the time to be starting paving projects.

Israel Willard said he had been listening to the conversation, and he agreed with them, and felt if there is paving to be done, it should be done as quickly as possible.

5:55 p.m. – The Selectmen recessed the meeting to participate in the swearing-in of Gilmanton's new fire chief Kenneth (K.G.) Lockwood.

7:00 p.m. – Regular Meeting Reconvened

7:00 p.m. – Public Input – There was no one present for public input.

FYIs & Other Business

Elm Trees - Tim asked Don how the elm trees were doing. Don responded that they were doing well. Tim stated that he had received permission for the trees to be planted, and presented the Selectmen with a map of the property, and pointed out where they would like the trees to be planted. He asked Don if there was a registration card with the trees. Don said there is a package in the bottom of one of the trees, but he hadn't looked at it.

Tim said he had received a letter from the Elm Research Institute informing us that we had been enrolled as a member of the Elm Research Institute, and that we had been given

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disease-resistant American Liberty Elms. Elm Research Institute is a non-profit organization dedicated to the restoration of the American elm. We are supposed to register the trees to validate disease resistance of the elms.

Law Training Workshop – Tim informed the Selectmen of an election law-training workshop to be held in Concord on August 28th, and various other locations at other dates. He said it is recommended that ballot clerks, election workers, selectmen and moderator all attend.

DOT – Crosswalk on Rte 140 in Iron Works – Gilmanton Community Church had requested that a crosswalk be painted on Rte 140 from in front of the church to the old town hall. The Town had passed on the request to the Department of Transportation.

Tim had a response from DOT tonight. The letter said a site review had been performed, and the results were: speed limit is 35 mph, sight distance for eastbound traffic exceeds the minimum, and westbound traffic does not meet the minimum standards – proposed location of crosswalk would be a mid-block crossing, which is not recommended – there are no pedestrian facilities on the south side of NH Rte 140 for the proposed location of the sidewalk, and the proposed area does not meet ADA requirements for handicap accessibility – there are gravel shoulders on the north and south sides of Rte 140. The site review concludes that this location does not meet the minimum standards for a safe crosswalk, so the request is denied.

Rocky Pond – Milfoil Treatment Allocation – Tim reminded the Selectmen that at the March Town Meeting, voters had voted to allocate \$2,500 for the treatment of milfoil in Gilmanton Lakes. Rocky Pond had requested \$1,200, which had been approved, but they were now asking for an additional \$600, bringing their allocation to \$1,800. Chairman Guarino felt we had addressed this request a few weeks ago, and had denied the additional amount, although it was thought the last request had been for the entire \$2,500.

There was considerable discussion about the allocation, and why Rocky Pond needed more money than had originally been requested (they want to pick a larger area of milfoil than had been anticipated), and that Rocky Pond is the only water body that has requested any of the funds.

MOTION – Selectman Abbott moved to up the amount of our contribution to the Rocky Pond Association for the treatment of milfoil to \$1,800. Selectman Hatch seconded. Motion passed 3-0.

Bids – Drainage – Academy Building – Tim informed the Selectmen that the bids for the drainage work at the Academy Building were due in today; we received three bids. Tim said we have had a revision in the bid specs (Don revised the specs, after recommendations from all the contractors who picked up copies of the specs.)

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Because of the revisions to the specs, the bids were not opened, and all bids are considered rejected. Tim will contact all the contractors who picked up the specs, and ask them to rebid the project.

Gilmanton Purchasing Policy – At the last meeting Israel Willard had questioned when a purchase order was needed, and when projects had to be put out to bid. He said when he had been on the budget committee, anything over \$500 had to be put out to bid.

Tonight the Selectmen reviewed the purchasing policy; it states that anything over \$100 needs to have a purchase order form – Purchases between \$500 and \$5,000, the department head shall seek a minimum of three quotes – Capital items over \$5,000 must be approved by the Board of Selectmen, and advertise for sealed bids.

After review and discussion, the Selectmen felt that since the purchasing policy had last been updated in 2001, it should be updated.

MOTION – Selectman Abbott moved to approve the following changes to the purchasing policy. On page one, from \$100 to \$250 for small purchases - on page 2, #1, Small purchases under \$1,000 (up from \$500) - #2, Purchases costing between \$1,000 (up from \$500) and \$5,000. Selectman Hatch seconded. Motion passed 3-0.

Amy Russell – Establishment of Energy Committee – Amy Russell had previously asked to have a petition warrant article to establish an energy committee in Gilmanton put on the ballot at the special town meeting in July. She was told it would have to wait until March and be voted on at the Town Meeting.

Tonight Amy addressed the Selectmen about establishing an energy committee, and asking for their support of the warrant article at town meeting. Also present were Sue and Dick deSeve.

Amy explained the Energy Committee goals. It is to adopt the State statutes regarding renewable energy property tax exemptions. 1. RSA 72:62 – Solar exemption 2. RSA:72:66 – Wind-powered exemption and 3. RSA 72:70 – Wood-heating exemption.

She explained that a homeowner is given an exemption on the value of their property when they do renewable energy improvements under the above-stated exemptions. This is a yearly exemption. The dollar value of the exemption depends on the dollar value of the improvement. It was explained that the value of the improvement would not be added to the value of the homeowner's property, i.e. If you made improvements to your property by installing solar heat, and it cost \$7,000, the \$7,000 improvement would not be added to the value of your property, thereby you get the exemption in that you are not taxed on the \$7,000 improvement.

Each town comes up with the maximum amount they want for the exemption.

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There was discussion of the exemption, and it was stated that if the RSAs were voted in, people who had previously done renewal energy improvements would be eligible for the exemption.

Selectman Abbott asked what it was Amy was asking of the Selectmen. Amy replied that she would like to form a committee with the Selectmen's approval because she would like their support for the article at Town Meeting.

Dick deSeve asked if this would be like the Conservation Commission Committee, and the Selectmen would appoint its members. After a brief discussion, it was decided that the Selectmen would advertise for members for the energy committee, and would then appoint the members. Amy was appointed as founding chair, and will be chair until the committee is formed, at which time they could appoint another chair, if they so desire.

MOTION – Selectman Hatch moved to initiate a Gilmanton Energy Committee effective August 11, 2008 with Amy Russell as its first official member. Selectman Abbott seconded. Motion passed 3-0.

More FYIs & Other Business

Speed Bump – Recycling Center – Mr. Poslusny was in last week to discuss the speed bump that has been installed at the recycling center. He felt it is hard on people with bad backs, and could also cause people to lose control of their vehicles.

Selectman Hatch stated that she had her husband drive her over the speed bump a couple of times, and even with her broken ankle, it had not caused her any discomfort. Chairman Guarino had spoken with the recycling center personnel, and said he had not found a problem with it either, and they had felt it is a safety issue, and the Selectmen should support the dump personnel. Tim said Mr. Poslusny had come in Friday afternoon, and said his son had suggested a stop sign there instead of a speed bump. After discussion, the Selectmen felt there is no justification to remove the speed bump.

Signs at Iron Works Market – Last week Mr. Willard had given the Selectmen a letter from his wife, in which she questioned the signs that are on display at the Iron Works Market. Selectman Abbott asked if Tim had spoken with Bob Flanders about the signs. Tim said he had spoken with Bob, but he (Bob) hadn't gotten a chance to go there yet. Selectman Abbott stated that she had spoken with the owners (the woman) of the store this morning, and had introduced herself as a selectman. Betty Ann said she had told the woman that there is a sign ordinance in Town and all of the signs had to go. She said the woman told her the signs had been there for two years, and were used to get more business. Betty Ann said she informed the woman that we had received a complaint about the signs, and they have to go by the ordinance. She said she had told the woman the signs would have to come down or she would receive a visit from the code

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enforcement officer. Betty Ann said the woman had said she would call the town to check it out. She asked if Bob could get there this week.

Cupola – Selectman Hatch stated that budget season is coming up next month, and asked to get a couple of quotes to get the cupola repaired, and whether or not it could wait a couple of years to be repaired, or if it something that needs to be taken care of right away. They need this information in order to determine if it should be put in as a warrant article or should establish a capital reserve fund.

Tim has started a list of necessary repairs for the Academy. When it is completed, the Selectmen will review and prioritize the repairs.

Feasibility Study Committee – Members of the Feasibility Study Committee present were John Dickey, Stan Bean, Israel Willard, Police Chief Phil O'Brien and Selectman Betty Ann Abbott.

Selectman Hatch stated that the Town had earmarked \$20,000 for a feasibility study for the Old Town Hall last March, and this is August, and nothing has happened. Tim Warren stated that they are just getting everybody together. Phil stated that at one point, he had been told he wouldn't be involved with the committee. The Selectmen felt it only made sense for Phil to be involved, as he is the one who is working in the building every day. Rachel said Phil was the one who went to the Budget Committee with a proposal to perhaps, refurbish it (old town hall), and the budget committee wanted to do a feasibility study before committing money to the project.

Tim had a copy of a study that had been done for the Town Hall at the same time as one had been done for the Academy Building before it was renovated. He felt it might help the committee get started with the project.

After a brief discussion on the purpose of the committee, and the need to get estimates for a study, it was agreed that Israel Willard should be chairman of the committee, and a meeting is planned for Wednesday, August 20th at 7:00 p.m. at the Old Town Hall.

More FYIs and Other Business

Lawn Damage – Selectman Abbott asked Phil if the ruts that had been made on a neighbor's law while sealing the Old Town Hall against the bats had been repaired. Phil replied that they haven't been fixed yet, but he would contact the contractor.

Academy Repairs – Selectman Abbott stated that she had been talking with Town Clerk Debra Cornett upstairs after the swearing in of the fire chief, and Debra had suggested the possibility of installing ceiling fans with lights up there; it is very warm and the lighting is not good. Selectman Hatch felt the carpet in the Selectmen's office needs to be replaced. Tim stated that he is getting estimates for new shades and carpet for

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the Selectmen's office. These are all things that will be put on the list of repairs for the building.

Dave Nagel's Letter - Selectmen Abbott asked Tim if he had replied to Mr. Nagel's letter that was received last week. Tim replied the letters are being typed.

Unsafe Structure – Selectman Abbott asked if Bob had talked with Ralph Goodwin about continuing the demolition of the unsafe barn that had been brought to the Selectmen's attention last week. Tim said Bob has been talking with the woman's attorney, and they have had several conversations.

Approval of Minutes – The Selectmen reviewed the minutes of last week's meeting.

MOTION – Selectman Hatch moved to accept the minutes of August 4, 2008 as amended. Selectman Abbott seconded. Motion passed 3-0.

Nate Abbott – Belknap County Economic Development Council (BCEDC) Update –

Nate reported that several weeks ago he had met with Jennifer Boulanger, Executive Director of BCEDC. He said the purpose of the meeting had been to introduce himself as a delegate from Gilmanton, and to see what she knew about Gilmanton. Nate said Jennifer is relatively new on the job; she had previously been finance director of the council. Nate said he had given Jennifer a copy of the Master Plan Update, a copy of an annual report and a copy of the Natural Resources Inventory (Jennifer was very interested, and ordered more copies of the Natural Resources Inventory for volunteer committees who are in the midst of a comprehensive economic development strategy for the entire county). Nate had a packet published by BCEDC that gives a snapshot of their activities and their publications. Nate said he was very impressed with the organization and with Jennifer.

Nate said he had gone over the various Planning Zones (districts of the town with respect to zoning) and talked about some of the assets such as the Boy Scout Reservation, the Historic District and the Ironworks area and farms.

Nate said they had gotten to the topic of areas of specific opportunities, and because they had discussed specific properties, he felt they should go into non-public because there were ideas that seemed like great ideas for specific properties in Town, and if they talk about economic development projects involving specific properties in Town, that information would play out in unpredictable ways, and since they are in a planning phase, any information that predicts what they are or are not going to do would be covered under RSA 91-A:3-(d). Nate said he is going to talk about what he and Jennifer had discussed, and have the Selectmen be able to explore the ideas and give it consideration. He felt the next step would be to have Jennifer meet with the Selectmen. Nate said the mission of the BCEDC is to create permanent jobs for residents.

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8:40 p.m. - Enter into Non-Public Session as per RSA 91-A:3, II(d)

Selectman Abbott moved to Enter into Non-Public Session as per RSA 91-A:3, II(d) - Consideration of the purchase, 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. Selectman Hatch seconded. Motion passed 3-0.

Nate Abbott reviewed the ideas that had been discussed at the BCEDC meeting with the Selectmen.

9:17 p.m. – Out of Non-Public Session

Selectman Hatch moved to come Out of Non-Public Session. Selectman Abbott seconded. Motion passed 3-0.

Logging of Town Forest – Selectman Abbott said she had spoken with Nanci Mitchell today about the Class V roads, the value of the timber cut, and if they had considered using horses when logging the Thompson Town Forest. Betty Ann said Nanci said the slopes are too steep for the horses to handle. She added that Nanci is going to attend a seminar about using horses for timber cuts. Betty Ann said she had also asked Nanci if she had a value for the cut, but Nanci said it had been done some time ago, so would have to be updated. Betty Ann said she had asked Nanci about doing the cutting in winter, but the whole area down there becomes an ice floe in the winter. Selectman Hatch asked if we could get Nanci to put that in writing.

9:21 p.m. – MOTION – Selectman Abbott moved to adjourn the meeting. Selectman Hatch seconded. Motion passed 3-0.

Respectfully submitted,

Lois Dionne
Recording Clerk

