

**Center Harbor Board of Selectmen
Meeting Minutes
Wednesday, January 30 2008**

Chairman Davis called the meeting to order at 7:00 p.m. Present were Selectmen Randy Mattson and Charley Hanson. Maureen Criasia, Laconia Citizen Reporter Erin Plummer, Code Enforcement Officer Ken Ballance. Town Clerk Sheila Mohan and Selectmen's Secretary Robin Woodaman were also in attendance.

NON-PUBLIC SESSION: At 7:00 p.m. Mr. Hanson motioned to go into a non-public session per RSA 91-A:3, II(e) to discuss pending litigation. Ms. Mattson seconded the motion and the vote was unanimous. Mr. Ballance and Ms. Woodaman were also in attendance. There was discussion about the Court Remedies Hearing this morning regarding Sheafe Harbor House. At 7:19 p.m. Mr. Hanson motioned to end the non-public session. Mr. Davis seconded the motion and the vote was unanimous.

RECONVENE: At 7:19 p.m. the Selectmen's meeting reconvened.

SHEAFE HARBOR HOUSE: Mr. Hanson read the following press release:

“The Town of Center Harbor was back in Belknap Superior Court on Wednesday morning, January 30, 2008 in the matter of Center Harbor v. Sheafe Harbor House, Inc. (Court Docket #06-E-0260).

On November 27, 2007, Sheafe Harbor House Inc. was found in default and the Court granted a Decree Pro Confesso to be entered against it. Sheafe Harbor House Inc. is no longer able to challenge the facts of this case. In November, a Hearing on Remedies was scheduled for today.

The mortgage holder, Marion Hurley, named as intervener in the case, has expressed an intention to Foreclose on the Sheafe Harbor House, Inc. property due to a long history of non-payment of the mortgage.

Delivered to the Court Remedies Hearing this morning was a Stipulation by The Town of Center Harbor and Marion Hurley, an agreement which constitutes a good faith attempt by the Hurleys and the Town of Center Harbor to resolve the problems and issues of this case.

The Town of Center Harbor considers the Stipulation an expedited mechanism to deal with the hazard Sheafe Harbor House, Inc. poses to the neighboring properties and the community at large, dangers which have increased over the years as the property has lapsed into a state of disrepair, dilapidation and disuse.

The Town is being pro-active in this matter by seeking funds at Town Meeting in March to assist the Hurleys in the cleanup of the property.

Belknap Superior Court Judge Smukler accepted the Town of Center Harbor/Hurley Stipulation and ordered that Sheafe Harbor, Inc. and the Director of Charitable Trusts, who were in attendance in Court today, have until February 6 to respond.”

Mr. Hanson reported the foreclosure of the property by the Hurley's is pending the Town of Center Harbor raising funds at the Town Meeting to assist with the cleanup of the property; he explained the funds will be recoverable by the Town. Mr. Hanson reported the buildings could be removed by this summer.

APPROVAL OF MINUTES: Mr. Hanson motioned to accept the minutes of January 23, 2008 with one edit (a page break between pages one and two). Ms. Mattson seconded the motion and the vote was unanimous.

APPOINTMENTS:

TOWN CLERK SHEILA MOHAN:

STATE OF NEW HAMPSHIRE DEPARTMENT OF MOTOR VEHICLES (DMV): Ms. Mohan reported receiving a letter from the State of New Hampshire Department of Motor Vehicles (DMV) regarding the Town agreeing to go online for vehicle registrations. She explained if the Town does not agree to go online, she will not be able to issue any vehicle registration decals. Ms. Mohan explained the DMV will provide a computer (the only software allowed on this computer will be the State's registration software), a printer and support. She explained the computer will have to be located on the desk where the typewriter is currently located in the Town Clerk's office; the computer screen cannot be visible by people in the lobby. Mr. Davis asked if this will expand vehicle registration services and Ms. Mohan explained it will, she will have all the plates available through the State with the exception of heavy commercial plates. Ms. Mohan explained the agreement would be in effect until December 31, 2008 and renewed automatically yearly after that. Ms. Mattson motioned to sign the agreement with the State of New Hampshire Department of Motor Vehicles. Mr. Davis seconded the motion and the vote was unanimous.

BOARD AND COMMITTEE VACANCIES: Ms. Mohan reported the Planning Board (PB) is in need of a member right away due to the resignation of Janet Kimball. Mr. Hanson reported Dari Sassan expressed an interest in serving on the PB. Ms. Mohan explained PB member Jim Bascom's term expires in March and he is in Florida; Ms. Mohan will contact Mr. Bascom to inquire if he would like to continue on the PB. Ms. Mattson explained Mr. Bascom is an alternate PB member. Ms. Mohan reported three members are needed for the Cemetery Board: Mr. Ballance offered to serve on the Cemetery Board. There was also discussion regarding one representative needed for the Lakes Region Planning Commission. Ms. Mohan reported Brendan Laffey expressed an interest in joining a board.

MAUREEN CRIASIA: Ms. Criasia reported speaking with Amy Smagula from the State of New Hampshire Department of Environmental Services (DES) regarding the situation with the invasive weeds at the Town docks. She explained Ms. Smagula has been scheduled to survey the weed status at the Town docks at the beginning of June (depending on weather conditions); Ms. Smagula will perform a "field mapping" of the area (it is necessary to wait that long into the season so that the full spectrum of weeds will have emerged). After the mapping has been completed, Ms. Smagula will present the Town with management options. Ms. Smagula reported the DES has divers who can perform the manual pulling of the weeds if the area is relatively small; she (Ms. Smagula) would make those arrangements on behalf of the Town. Ms. Smagula reported if barriers are an appropriate option, they can be laid down at the dock area as long as the water depth in those spots is greater than five feet. Ms. Smagula reported a DES Dredge and Fill Permit Application is necessary only if the scope of the problem is deemed large enough

to necessitate it; if a Dredge and Fill Permit Application is needed, the accompanying Lake Management Plan will be written by Ms. Smagula. Ms. Criasia reported they did not discuss any cost figures. She reported appropriate signs (three addressing invasive species and six addressing non-invasive species) have been ordered and will be sent to her. Ms. Mattson reported the Selectmen are proposing \$10,000 be budgeted in 2008, which should be more than enough to cover the cost of the treatment. Ms. Mattson suggested including information about weed infestation in the brochure distributed by the boat launch attendants. Mr. Hanson suggested discussing training the boat launch attendants about invasive weeds with Parks & Recreation Director Sandy Frost; he reported the Squam Lakes Association (SLA) may conduct training. Ms. Criasia submitted information on plant control techniques for exotic species.

UNFINISHED BUSINESS:

HIGHWAY DEPARTMENT BACKHOE PROPOSALS: Mr. Hanson reported the information has been sent to Road Agent Jeff Haines, but explained the Selectmen may have to re-bid the backhoe based on a different machine. He suggested the Selectmen base the 2008 budget proposal on a model 430E IT with a cost of \$100,950. Mr. Hanson will discuss this matter with Mr. Haines; Mr. Davis explained he would like Mr. Haines' input. The Selectmen will decide on the budgetary figure on Tuesday, February 5, 2008.

2008 PROPOSED BUDGET: The Selectmen discussed the following:

Executive Miscellaneous: \$1,000 was proposed for 2008. Ms. Woodaman explained this line item is charged when a customer's check is returned for insufficient funds; when the Town is reimbursed by the customer the funds go into the revenue account "Reimbursement". She reported recording a journal entry this week to record over \$800 in insufficient checks per the Town Treasurer's 2007 year end balance; there were approximately \$1,000 in checks returned for insufficient funds during 2007. The Selectmen would like a new line item "Bank Fees and Chargebacks" created for 2008; \$500 will be proposed.

Dilapidated Buildings Warrant Article: The Selectmen would like \$60,000 budgeted in a warrant article for the removal of any structures or other features of land that are a clear and present danger to the health and well being of the citizens of Center Harbor.

Winnepesaukee Wellness Center: The Selectmen reviewed a request submitted by the Winnepesaukee Wellness Center in the amount of \$4,000; this will be included in the proposed budget.

American Red Cross: The Selectmen reviewed a requested submitted by the American Red Cross in the amount of \$1,000; this will be included in the proposed budget.

High Haith Bridge: Mr. Hanson reported speaking with H. E. Bergeron engineer Ed Bergeron regarding budgetary costs for the design and construction of the High Haith bridge. He reported the following was submitted by H. E. Bergeron:

Project Phase

Pre-Design – Wetlands ID, Borings & Survey	\$10,824
Engineering Study (TSL)	\$ 8,174
Preliminary Design	\$13,065

Final Design	\$14,817
Bidding	\$ 2,779
Permitting	\$ 5,050
Subtotal Design Fee	\$54,710
Construction Observation (hourly as required)	\$36,168
Bridge Load Rating & Record Drawings	\$ 2,705
Subtotal Construction Fee	\$38,873
Total	\$93,582

Mr. Hanson reported he would like the Selectmen to consider a 2008 warrant article to include some of the work this year.

WOOD RIDGE ROAD: Based on State of New Hampshire Department of Revenue representative Michelle Clark’s recommendation, Town Attorney Doug Hill reviewed the petitioned warrant article for acceptance of Wood Ridge Road as a Town Road. Mr. Davis reported Attorney Hill questioned if the Town has an adequate surveyed and monumented 50’ right of way with metes and bounds shown on a survey plan submitted to the Town, approved by the Planning Board and recorded at the Belknap County Registry of Deeds. Attorney Hill asked if the fee title owner dedicated the right of way to public use, and if not, the fee title owner will need to waive damages; he reported title research is necessary. Attorney Hill asked if Wood Ridge Road satisfies current Town Road standards. Mr. Hanson reported the warrant article will need to be amended at Town Meeting and the amendments will have to be part of the contingency to accept the road since it is a petitioned article.

LOCAL GOVERNMENT CENTER (LGC) LITIGATION FUNDING REQUEST: The Selectmen reviewed correspondence received (and reviewed by the Selectmen) last week from the LGC regarding potential mandate (Article 28-a) litigation. LGC reported HB 653 was passed during the 2007 legislative session which provides for:

1. a new funding methodology which will increase employer normal contribution rates,
2. a temporary moratorium on funds going into the Special Account with the purpose of shoring up the core pension fund (the “corpus”), and
3. an appointment of a local government management representative to the New Hampshire Retirement System (NHRS) Board of Trustees.

LGC reported all of the research and expert information provided by NHRS consultants led to a determination that public employers (taxpayers) will have to pay 2.7 billion in unfunded accrued actuarial liability (UAAL) over 30 years to shore up the system; this cost will be added on to the normal contribution rates for employers. LGC asked the Town of Center Harbor to be part of the litigation against additional retirement costs and to contribute \$75.37 towards legal fees. Mr. Hanson motioned to donate \$100 to the LGC towards the legal fees. Ms. Mattson seconded the motion. Mr. Davis voted in the negative; the motion passed.

NEW BUSINESS:

FIRE DEPARTMENT ROOF REPLACEMENT PROPOSALS: The Selectmen reviewed the following submitted proposals for the Fire Department roof replacement:

Joe Price Builders	\$15,856
P.R.E.P. Contractors	\$15,675
Renovation Concepts	\$12,200
Page Roofing	\$11,995

Mr. Hanson motioned to award the contract to Page Roofing in the amount of \$11,995 pending Town Meeting approval and verification of qualifications. Ms. Mattson seconded the motion and the vote was unanimous.

Mr. Ballance recommended budgeting additional funds to cover replacement of any delaminated boards. Mr. Hanson suggested budgeting an additional 10%; \$13,195 will be budgeted for the roof replacement

MUNICIPAL BUILDING RENOVATION PROPOSALS: Mr. Hanson reported the proposal due date for the Municipal Building renovation has been rescheduled until Tuesday, February 5, 2008 at 12:00 p.m. due to an error in the original specification sheet; the original sheet indicated the member's room measured 13'7" wide x 23'6" long and should have been 29'6" long. Mr. Ballance reported there are a couple of issues still in question such as the access to the overhead and the air conditioning unit. He reported meeting with three individuals; they are aware of the change in the due date. Mr. Ballance reported trying, unsuccessfully, to contact another individual who expressed an interest in submitting a proposal. The Selectmen will meet Tuesday, February 5, 2008 at 4:00 p.m. to review the submitted proposals and to conduct a budget work session in anticipation of the budget hearing Wednesday, February 6, 2008.

CURRENT BILLS PAYABLE: The Selectmen reviewed, and approved the payroll and accounts payable manifests as presented.

CORRESPONDENCE:

2008 WARRANT ARTICLE PRE-REVIEW: State of New Hampshire Department of Revenue (DRA) representative Michelle Clark "pre-reviewed" the 2008 warrant articles. She provided comments on five articles which are being reviewed.

STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (DES): The Selectmen reviewed notification received from DES that James Carty Jr., Trust (TML 6-1.20) has withdrawn the application to DES Wetlands Bureau.

STATE OF NEW HAMPSHIRE POLICE STANDARDS & TRAINING COUNCIL: The Selectmen reviewed correspondence submitted to Police Chief Mark Chase confirming that the Police Standards & Training Council unanimously approved his requested training grant for a maximum of \$1,000 for Chief Chase to attend the Command Training Series, Mid-Management Course.

ADDITIONAL BUSINESS:

