

**Center Harbor Board of Selectmen
Meeting Minutes
Wednesday, March 3, 2010**

Selectman Richard Drenkhahn called the meeting to order at 8:00 a.m. Selectman Randy Mattson was present. Selectman Charley Hanson, who had submitted notification of his absence, arrived at 11:30 a.m. Conservation Commissioner Bruce Bond, Parks & Recreation Director Jody Dickerson, Town Moderator John Kimball, Town Clerk Sheila Mohan, Bonnette, Page and Stone (BPS) representatives Keith McBey and Dan Golden, Architect Gary Goudreau, United States Department of Agriculture Rural Development (USDA RD) representatives Robert Fry and Joe Silveira, Police Chief Mark Chase and Selectmen's Secretary Robin Woodaman were also in attendance.

APPOINTMENTS:

CONSERVATION COMMISSIONER BRUCE BOND: The following items were discussed and acted upon:

- **Conservation easement deed:** The Selectmen and Mr. Bond signed the conservation easement deed for the Center Harbor Woods (fka the Dane Forest) property.
- **Mr. Bond's commission:** Ms. Mattson reported Mr. Bond's appointment as a Conservation Commissioner expires in 2010. Ms. Mattson motioned to appoint Mr. Bond to an additional term as a Conservation Commissioner. Mr. Drenkhahn seconded the motion; the motion passed.

PARKS & RECREATION DIRECTOR JODY DICKERSON: Mr. Dickerson reported he has accepted the position of Police Chief for the Town of Groton, NH, but explained he would like to stay on as the Center Harbor Parks & Recreation Director. He reported he will not be working holidays in Groton and would be present for the Town's holiday activities. Mr. Dickerson reported Jeff DeMoura and WSI Instructor Sandy Maczko have offered their assistance in his (Mr. Dickerson's absence). Ms. Mattson asked if Ms. Maczko would be the beach manager resulting in more hours; Ms. Maczko would be the beach manager when Mr. Dickerson is not here, but there would be no change in the budget. Mr. Dickerson reported the lifeguards and boat launch attendants have been hired and the activities are in place for Easter, Memorial Day and the 4th of July. Mr. Drenkhahn reported the Board has been pleased with Mr. Dickerson as Parks & Recreation Director and would not want to lose him; Ms. Mattson agreed and suggested the Selectmen and Mr. Dickerson see how it works out.

TOWN MODERATOR JOHN KIMBALL: The Selectmen, Mr. Kimball and Ms. Mohan discussed procedures for the Town Meeting. Mr. Kimball explained warrant articles cannot be amended if the amendment will change the intent of the original warrant article. There was discussion regarding Article 2 pertaining to the bond for the construction of the Police Station. Mr. Hanson will present a general overall snapshot of the process leading up to this warrant article; Mr. Drenkhahn and Ms. Mattson will also speak on this warrant article.

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT (USDA RD) REPRESENTATIVES ROBERT FRY AND JOE SILVIERA:

There was discussion regarding the process of applying for, and receiving, a USDA RD bond for construction of the Police Station, if approved at Town Meeting. Mr. Silveira and Mr. Fry explained there are three (3) parts of the application and approval process: the design phase involving a review of the architect's contract and plans and specifications, a financial component and an environmental impact component. Mr. Silveira explained concurrence from Washington is also required. There was discussion regarding the requirements for "Buy American", which required 99% of the project to be American made and "Davis Bacon", which requires the

Department of Labor wages rates be used. Mr. Silvierra reported a Clerk of the Works is required; there was discussion regarding residents who may be able to fill this position.

Mr. Fry explained ‘Buy American Bonds’ may be available and reported 35 % of the bond interest would be refunded to the Town. He explained an amendment to the warrant article will be required to qualify for ‘Buy American Bonds’ and suggested the Town contact bond counsel for the warrant article amendment wording; Mr. Drenkhahn will follow up with this.

Mr. Fry explained the bond would have to be completed by the end of the year; the Town would have to secure a Bond Anticipation Note from a local bank for interim financing. Chief Chase explained the Town needs to know the additional costs involved; Construction Manager Keith McBey and Architect Gary Goudreau will submit an estimate of the additional costs involved with USDA bonding requirements.

UNFINISHED BUSINESS:

HIGH HAITH BRIDGE PROJECT: The following item was reviewed:

- **Certified payroll:** The Selectmen reviewed 3G Construction’s ‘Certified Payroll Reports’ numbers 6 & 7.

NEW BUSINESS:

SAND/SALT STORAGE SHED BIDS: The following bids were received for the construction of a sand/salt storage shed:

Company	Base Proposal	Electrical	Drainage	Total
Park Lane Construction	\$330,801	\$19,000	\$21,000	\$370,801
Wild Horse Welding & Construction	\$210,000	\$10,000	\$10,000	\$230,000
Charters Brothers	\$329,725	\$3,500	\$7,150	\$340,375
Construction Network Services	\$221,208	\$16,610	\$6,900	\$244,718

Mr. Drenkhahn reported Quantum Construction Consultants, LLC (QCC) representative Jim Bouchard is in the process of vetting Wild Horse Welding & Construction, the lowest bidder. There was discussion regarding the current funds in the Sand/Salt Storage Shed Capital Reserve Fund (\$147,500) and the proposed 2010 warrant article to add \$40,000 to the CRF. Mr. Drenkhahn reported the Selectmen would have to either amend the 2010 warrant article to appropriate \$100,000 to the CRF or put off construction of the shed until 2011. Mr. Hanson reported speaking with QCC representatives Mr. Bouchard and Lisa Martin, who reported the following:

- The 2010 construction cost of \$210,000 would have cost over \$400,000 2 ½ years ago,
- The building is an AST building, with a life span of 75 years; the costs to construct this building will increase in the future,
- The electrical component may be postponed until the future, and
- The Town needs an additional \$90,000 to construct the shed.

There was discussion regarding the Selectmen asking the Town Meeting voters if the warrant article appropriation should be increased in order to construct the shed in 2010, or plan to construct it in 2011.

MEREDITH BAY COLONY CLUB COMMUNITY NEEDS ASSESSMENT: The Selectmen received a “Community Needs Assessment” from the Meredith Bay Colony Club; this assessment will be completed on Tuesday, March 9, 2010.

ADDITIONAL BUSINESS:

TOWN MEETING: Ms. Mohan reported speaking with the Local Government Center (LGC) attorney Kim Hallquist regarding permissible information during elections and discussed information regarding the proposed Police Station. Ms. Hallquist reported electioneering information is not permissible, but informational posters regarding the proposed Police Station would be helpful for the voters to see prior to the evening’s session; if the Selectmen displayed information posters anyone else would also be allowed to display an information poster. Ms. Hallquist suggested the Secretary of State’s Office be contacted for clarification and reported it would be the Moderator’s decision.

CONSERVATION COMMISSION (CC): Ms. Mattson reported the CC met on Tuesday, March 2, 2010 and reported the following:

- **Center Harbor Woods:** Ms. Mattson reported the celebration of the purchase and permanent protection of the Center Harbor Woods (fka the Dane Forest) will be Saturday, March 6, 2010.
- **Commissioner appointment:** Ms. Mattson reported the CC discussed the re-appointment of Bruce Bond as a Conservation Commissioner (the Selectmen’s re-appointment was voted on earlier in the Selectmen’s meeting).

PLANNING BOARD (PB): Mr. Hanson reported the PB met on Tuesday, March 2, 201 and reported the following:

- **Maggi subdivision:** Mr. Hanson reported the PB approved the Maggi subdivision.
- **Master Plan:** Mr. Hanson reported the PB worked at length on the Master Plan.

TRANSFER OF FUNDS: The Selectmen requested the Trustees of the Trust funds withdraw the following funds from the Town’s Capital Reserve and/or Expendable Trust Funds and be deposited into the Town’s general fund to reimburse the general fund:

- **Sand/Salt Shed Capital Reserve Fund:** \$ 2,500.00
- **Public Safety Building Capital Reserve Fund:** \$48,279.50
- **Municipal Buildings Repairs/Maintenance Expendable Trust Fund:** \$ 1,067.70

LEGIONNAIRE’S OF CHRIST: Mr. Hanson reported speaking with Father Justin, of the Legionnaire’s Of Christ, who reported he (Father Justin) appreciated working with Parks & Recreation Director Jody Dickerson. Father Justin reported Mr. Dickerson has gone out of his way to get the Legion involved with Town activities.

CODE RED COMMUNITY NOTIFICATION SYSTEM: The Selectmen received information reporting the Town of Moultonborough has established a community notification system that allows emergency and civic information get to their residents rapidly. The Town of Moultonborough will pay approximately \$10,500 a year for the CodeRed system and have a six (6) year contract at that price.

APPROVAL OF MINUTES: Mr. Hanson motioned to accept the minutes of February 24, 2010. Mr. Drenkhahn seconded the motion; the motion passed. Ms. Mattson abstained from voting due to her absence from the meeting.

CONSTRUCTION PERMIT APPLICATION: The Selectmen reviewed the following approved construction permit application:

Sweeney TML 9-73

TIMBER TAXES ASSESSED: The Selectmen reviewed, and signed, the following timber yield tax:

Carr TML 3-19

2009 PROPERTY TAX ABATEMENT APPLICATIONS: The Selectmen reviewed the following 2009 property tax abatement applications:

Seery 1993 QPRT	TML 7-38
Trevor	TML 8-19
LeMien	TML 3-52

CORRESPONDENCE:

GOOD SPIRIT BASSMASTERS REQUEST TO USE BOAT LAUNCH: The Selectmen received a request from Good Spirit Bassmasters to use the boat launch facilities during their fishing tournament scheduled for October 3, 2010; the usage will be the same as in 2009 with a maximum of ten (10) boats. Ms. Mattson motioned to grant the Good Spirit Bassmasters' request pending Police Chief Mark Chase's approval. Mr. Drenkhahn seconded the motion; the motion passed.

GENERATOR FOR STATION 2 AND THE HIGHWAY GARAGE: The Selectmen received an email from Fire Chief John Schlemmer reporting he has found a used 12.5 KVA Onan generator for \$3,000, which he feels would be a much better set up at the Highway Garage and Station 2 than the old generator from the Municipal Building. Mr. Drenkhahn reported the Selectmen will discuss Chief Schlemmer's request to purchase the generator at a future meeting; he explained the Town cannot spend funds prior to Town Meeting approval.

ADJOURNMENT: At 12:10 p.m. Mr. Drenkhahn motioned to adjourn the Board of Selectmen's meeting. Ms. Mattson seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman
Selectmen's Secretary