

**Center Harbor Board of Selectmen
Meeting Minutes
Wednesday, October 28, 2009**

Chairman Charley Hanson called the meeting to order at 7:00 p.m. Selectmen Richard Drenkhahn and Randy Mattson were also present. CarePlus Ambulance representatives President Eric Damon, Business Development Representative Beth Perry and Operations Representative Will Riley, Fire Chief John Schlemmer, Building Committee (BC) Co-Chairman Peter Loudon, BC Co-Chairman Bob Chance, BC member Steve Condjani, BC member Trevor Chase, BC advisor Police Chief Mark Chase, Architect Gary Goudreau, Construction Manager Keith McBey, Meredith News Reporter Erin Plummer and Selectmen's Secretary Robin Woodaman were also in attendance.

APPROVAL OF MINUTES:

- Mr. Drenkhahn motioned to accept the minutes of the October 21, 2009 Board of Selectmen's meeting. Ms. Mattson seconded the motion and the vote was unanimous.
- Ms. Mattson motioned to accept the minutes of the October 24, 2009 Board of Selectmen's Public Hearing regarding the location and construction of the proposed Police Station. Mr. Drenkhahn seconded the motion and the vote was unanimous.

APPOINTMENTS:

CAREPLUS AMBULANCE: Mr. Damon reported CarePlus Ambulance is now providing 911 services in North Conway, has a facility in Gilford and encouraged the Selectmen to solicit bids for ambulance service. He reported CarePlus Ambulance has 29 ambulances throughout the State. Mr. Hanson asked where an ambulance would be based if the Town contracted with CarePlus; Mr. Damon reported that would depend on which other town contracted with CarePlus and explained he would work with the Fire Chief to determine the best location to keep the ambulance. Chief Schlemmer reported he feels the current contract with Stewart's Ambulance needs to be looked at; he explained it is a five (5) year contract, with an automatic five (5) year renewal if it is not asked to be reviewed. He reported the four Fire Chiefs have asked for a review by December 2010. Mr. Damon reported a contract with CarePlus would be subsidy fixed with no fluctuation in cost; this would be a savings to the Town. Chief Schlemmer reported Stewart's contract fluctuates based on property factors and the number of calls in Town. He explained, currently, if any of the four (4) towns served by Stewart's contract cancelled their contract, the remaining towns would have to absorb the cost equally, meaning if a town left with a \$30,000 share, the other towns would have to pay an additional \$10,000 each. Mr. Drenkhahn asked if CarePlus had met with the other towns included in Stewart's contract; Mr. Damon reported they had sent letters of requests to the other towns, but had not received a reply. Mr. Drenkhahn asked if the other towns needed to be involved for CarePlus to work with Center Harbor; CarePlus replied in the affirmative. Mr. Hanson asked the time frame necessary for a new ambulance company to set up. Mr. Damon reported it would take three (3) months to get to know the community and conduct training drills; he reported CarePlus looks at the big picture and wants to become part of the community.

BUILDING COMMITTEE (BC): At 7:47 p.m. the joint Board of Selectmen's and BC meeting began. There was discussion regarding the October 24, 2009 Public Hearing regarding the proposed location and construction of the Police Station; Mr. Hanson reported people at the meeting recognized the Town's need for a Police Station. Mr. Drenkhahn reported nine (9) of the approximately 60 residents at the Public Hearing spoke against locating the building in part of the Morrill Park. Ms. Mattson reported that is not a huge number considering there are approximately 450 homes in Town. Mr. Hanson reported the Selectmen and BC will have to decide how to move forward; he explained the Town's intent when it purchased the Brooks property was that it would be invaluable to the Town somehow but there was no

specific purpose at the time it was voted to buy the property. It wasn't purchased to add to the park area or to be used for new Town facilities specifically. Mr. Chase reported living here his whole life, and reported he never saw anyone using the park area as a park. Mr. Hanson reported the Library Trustees were excited about the proposed park plans. Mr. Goudreau reported there are set back requirements on the Morrill Park property and explained setbacks would not have been stipulated if a building was never expected to be built on the property. Mr. Hanson reported the building will be for public good. Chief Chase reported there was discussion regarding 60 arrests per year, and explained the Police Department provides a lot of community work, such as dealing with families who are experiencing domestic issues.

There was discussion regarding the additional cost to purchase property and construct a building; purchasing property would add approximately \$200,000 plus to the project.

Mr. Louden explained the BC has not met to discuss the Public Hearing input. He reported he would not want to spend funds on a building that may be adequate for the short term, but will require expansion in the future. Mr. Louden explained the BC will have to consider these factors before making any changes to the proposal. Ms. Mattson reported the people in attendance at the February 14, 2009 Public Hearing were in favor of the proposed Police Station and park. She reported this evenings Board of Selectmen's agenda and the BC agenda stated there would be discussion regarding the proposed Police Station; she reported it is notable that not one (1) person from the public is in attendance. Mr. Goudreau reported the possibility of reducing the size of the building by 1,100 square feet; constructing the building the same width as the current Brooks house and garage (beginning at the north side of the Brooks house to the south side of the Brooks garage), reducing the pavement by 50% and having only one (1) parking lot, constructing only one (1) sallyport, eliminating the dormers, training/community room and prosecutor's office; this would be the absolute minimum for the Police Department to function and would use 16% of the park land.

Mr. Hanson asked if the Selectmen agreed to pursue the project on the proposed site; they do. Ms. Mattson questioned changing the design if the Police Department would out grow it in five (5) years. Mr. Goudreau explained it is logical to have a building built that the Department will not outgrow before the bond is paid off.

Mr. Hanson, on behalf of the Board of Selectmen, thanked the members of the BC for their service to the Town. He reported the BC has the full support of the Selectmen for the location of the proposed Police Station. The BC will meet Thursday, November 5, 2009 to further discuss the proposed building.

UNFINISHED BUSINESS:

HEALTH INSURANCE: Mr. Hanson reported speaking with Local Government Center (LGC) representative Tammie Croft regarding the increase in health insurance costs. Mr. Hanson reported Ms. Croft explained claims have risen across the board and reported that may be due to people's uncertainty of their future employment and health benefits; people are having procedures done while they still have health insurance.

Mr. Hanson reported information has been submitted to Primex for them to issue a quote of health insurance, Davis & Towle Insurance Agency will meet with the Selectmen on November 18, 2009 to discuss health insurance options and Ms. Croft will meet with the Selectmen on December 2, 2009 to discuss LGC's health insurance coverage.

CENTER HARBOR FOOD PANTRY: The Selectmen reviewed the following:

- **Open House**: Mr. Hanson reported the Center Harbor Food Pantry, which is not affiliated with the Town of Center Harbor will hold an open house on Saturday, November 7, 2009 from 3:00 p.m. to 7:00 p.m.
- **Concerned citizen**: The Selectmen received a copy of an email from Terry Knowles, of the State of New Hampshire Attorney General's Office, to a Center Harbor resident who had requested an investigation of the Center Harbor Food Pantry. Ms. Knowles advised the resident that the Attorney General's Offices cannot provide private legal advice and needed documentation of any apparent misconduct running the organization.

PROPERTY ASSESSMENT APPEALS: The Selectmen reviewed information requested from the State of New Hampshire Board of Tax and Land Appeals (BTLA) regarding the following 2008 property assessment appeals:

- **Seery 1993 QPRT (Tax map 7, Lot 38)**: Mr. Hanson motioned the sign the BTLA checklist. Ms. Mattson seconded the motion and the vote was unanimous.
- **Stephen Mitchell (Tax map 3, Lot 97.8)**: Mr. Hanson motioned to sign the BTLA checklist. Ms. Mattson seconded the motion and the vote was unanimous.

SELF CONTAINED BREATHING APPARATUS (SCBA) CAPITAL RESERVE FUND (CRF): The Selectmen received an email received from Fire Chief John Schlemmer recommending not closing the SCBA CRF. He recommended the account be funded with \$5,000 per year so as to be able to replace the Fire Department's SCBA as it reaches 15 years of service in 2022. Chief Schlemmer will be asked if he is requesting funding for 2010.

ENERGY AUDIT: The Selectmen received, and reviewed, The Jordan Institute's October 23, 2009 interim energy assessment report.

FINANCIAL AUDIT: The Selectmen would like a Request for Proposals prepared to solicit bids for the Town's financial audit.

NEW BUSINESS:

FIREFIGHTER APPLICATION: The Selectmen reviewed a firefighter's application, which has been recommended by Fire Chief John Schlemmer. Ms. Mattson motioned to appoint Bailey Lynn to the Fire Department, per Chief Schlemmer's recommendation, pending proper background checks. Mr. Hanson seconded the motion and the vote was unanimous.

ZONING BOARD OF ADJUSTMENT (ZBA) VARIANCE STANDARDS: The Selectmen received notification from Town Attorney Doug Hill that ZBA variance standards will change January 1, 2010. Attorney Hill offered to discuss the changes with the ZBA members and any other interested municipal officials; this will be at no cost to the Town.

RIDGE BERRY LANE: Mr. Hanson reported Road Agent Jeff Haines spoke with residents of Ridge Berry Lane regarding items that would need to be addressed prior to being accepted as a Town road.

2010 HOUSEHOLD HAZARDOUS WASTE COLLECTION: The Selectmen received information from the Lakes Region Planning Commission regarding the 2010 Household Hazardous Waste Collection scheduled for July 31, 2010 and August 7, 2010.

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

CORRESPONDENCE:

CENTER HARBOR CONGREGATIONAL CHURCH: The Selectmen received a letter from the Center Harbor Congregational Church requesting the youth group receive permission to sell hot dogs, coffee and hot chocolate near the Town docks during the Meredith Rotary’s fishing derby, January 30 and 31, 2010. Mr. Hanson reported speaking with Road Agent Jeff Haines regarding any possible snow removal aspects with the location; Mr. Haines had no issues. Ms. Mattson motioned to invite the Center Harbor Congregational Church’s youth group to sell hot dogs, coffee and hot chocolate during the fishing derby pending the Town’s receipt of a certificate of insurance. Mr. Drenkhahn seconded the motion and the vote was unanimous.

ROBERT HEATH: The Selectmen received a request from Mr. Heath to consider naming the bandstand park the “Everett & Madeline Heath Memorial Park” due to their volunteer and business participation in Town. Mr. Heath explained it was because of his parents that the Town owns the bandstand property. Mr. Heath offered, if the Town agrees to his proposal, to provide a plaque; the Selectmen would have final approval of the style, wording and placement. The Board agreed to consider this request if a park is created.

ADDITIONAL BUSINESS:

INTENT TO CUT: The Selectmen reviewed, and signed, the following “Notice of Intent to Cut Wood or Timber”:

Carr TML 3-19

STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NH DES):

The Selectmen reviewed the following information received from NH DES:

- Drainage Improvement Plan Approval: Hale Partnership TML 3-67
- Shoreland Application: Weldon TML 5-59
- Notice of Administrative Completeness
Standard Dredge & Fill Application: Kington, Valpey & Heath TML 9-B1

ADJOURNMENT: At 8:57 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 E. Woodaman
Selectmen’s Secretary