

DRAFT Select Board Meeting Minutes- February 13, 2024

Open the Meeting and Roll Call

- Chair Seidel opened the meeting at 5:03 PM.
 - *Present:* Harry Seidel (chair), Faith Minton, Allan Brown
 - *Also Present:* Kathy Frenette, Georgia Flanders, Judy Newman-Rogers

Minutes

- No minutes to approve at this time.

Mink Hills Stewardship Committee

- Recreational Study Committee disbanded in October 2023, recommended the creation of a Mink Hills Stewardship Committee
- Groups represented on Stewardship Committee would ideally include various recreational clubs, the Select Board, Chandler Reservation, Parks and Recreation, etc.
 - Landowners may need to be included
- New Committee would meet annually to discuss the Mink Hills and focus on education and awareness of the area's resources
- May have overlap with the Conservation Commission
 - Conservation Commission monitors conditions in certain areas and focus on preservation
 - Could they be doing more?
- Funding
 - Possibility of grants
 - Volunteer-based
- Further discussion needed with previous committee members to solidify objectives and goals
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- Care and attention to the rights of landowners in area a must
- Chair Seidel made a motion to endorse the formation of a Mink Hills Stewardship Committee. Faith Minton seconded the motion. The motion passed unanimously.
 - Faith Minton volunteered to contact the members of the previous commission to discuss next steps

Resignation- Ken Milender, Warner River Local Advisory Committee

- Vacant position created on the committee
- No interest expressed in position as of yet
- Nomination form on Department of New Hampshire Environmental Services website
- 3-year term
- Committee members may come from a variety of backgrounds
 - Examples include Select Board, landowners, etc.
- Vacancy will be noticed in library newsletter, and on town website

2024 Projects- Tim Allen

- Rescheduled to a later date
- Discussion will focus on planned public works projects in 2024
- Possible discussion of repairs needed on Old Graded School Building
 - Front doors, windows, railings on handicapped ramp, etc.
 - Projects will need to be set in motion

- Current problems create safety hazards
- Funds budgeted for repairs in 2024
 - Deficit spending, potential of budget cuts at Town Meeting

Public Comment

- Emergency Management
 - Floodplain Map Review needs to occur
 - Preliminary maps are available
 - 90-day comment period has not begun yet
 - FEMA will approve close to end of year
 - 22 panels associated with Warner
 - Two kinds of floodplains
 - 100-year and 500-year
 - Available online under Contoocook Watershed Study
 - Meeting to examine maps: February 23, 10:00 AM at Fire Station
- David Carle- Abatement
 - Previously tabled due to issues
 - Issues have been resolved, and David Carle will accept whatever is brought forward
 - Permit and assessment issues discussed with representative from Avitar
 - Assessment under Avitar is likely to be more equitable and fair
 - Likely changes to property cards pending
 - Disconnect regarding building permits needs to be addressed
- Assessing Complaints
 - Complaints from residents regarding their properties never being assessed
 - No pickups occurring
 - Many issues with previous assessor
 - Not responsive to critique
 - Unable to move to another assessor due to antiquated software
 - Vigilance required in assuring fair assessment
 - Possible need for lobbying at state level regarding solar assessment methods
 - Difficulty in pushing for change due to pressure from industry and political divide
- Room setup
 - Difficulty hearing board in back of the room
 - Reorient furniture in meeting room to improve accessibility of future meetings

Administrator's Report

- New Town Administrator- Kathy Frenette
- Already begun working with DRA on Warrant Articles and Capital Budget
- Meeting with Primex on Friday (2/16) to discuss potential savings in worker's compensation
 - Discussion needed with Primex on whether insurance has been adjusted in view of sprinkler system being operable
- Meeting with employees ongoing
 - Outlook 365 utilization meetings pending

Other Business

- Outlook vs. Google Drive
 - Outlook is a paid service, and we may not be using it effectively
 - More education needed on how to use Outlook well
 - Existing issues with Outlook

- Google has existing integration with YouTube, and would facilitate easier creation of a YouTube channel for the town
 - Further discussion needed before this occurs
- Reach out to cybersecurity experts to evaluate our current technology usage
- Plan of action needed on how to proceed and where to expand technology usage
 - Potential creation of a committee
- Roof Repair Quote
 - Moose Grant applied for to fix slate roof
 - Currently pending approval from Governor and Council
 - Project will be overseen by Tim Allen
 - Contractor needs to be contacted
 - Meeting between Kathy and Tim pending
- Short-Term Rentals in Warner
 - Property near Waterloo Bridge operating as AirBnB
 - Use not strictly specified in Zoning Ordinance and therefore not permitted
 - Closest descriptor is “Lodging House or Bed and Breakfast Inn”
 - Property owner previously issued cease and desist, but has resumed advertising short-term rental
 - Planning Board has investigated short-term rentals, but did not come to a conclusion regarding how they will be regulated
 - Select Board enforces ordinances
 - Lawyers and Land Use personnel have concerns regarding short-term rentals in Warner
 - Potential for legal issues and future court cases centered around short-term rentals
 - Question of whether short-term renters count as residents may be taken to court
- Town Website
 - Town website is difficult to use and a source of frustration for many residents
 - Various services exist for town websites that are more user-friendly than current websites
- New Office Space
 - Drafting of plans in progress
 - Possibility of connecting door between office
 - Confidentiality concerns regarding potential Welfare occupancy
 - Soundproofing needed
 - Walls will go to ceiling
 - Discussion with sprinkler company needed
 - Heating may also need to be discussed

Consent Agenda

Motion to Approve as signed by the Warner Selectboard:

1. Building Permits:
 - a. Map 04 Lot 003-01 State Rt 114
 - b. Map 37 Lot 001 Rte 103 West
 - c. Map 15 Lot 056-03 Couchtown Road
 - d. Map 11 Lot 060-02 Connors Mill Road

2. A request from the Tax Collector, Marianne Howlett, to approve the 2024 contract with Sanders Searches, LLC for a per parcel search of \$20.00 for projected total of 52 searches for a total projected contract amount of \$1040.00
 3. A Petition and Pole License submitted by Eversource Energy and TDS Telecom through the Town Clerk's Office for 2 poles on Melvin Mills Road.
 4. A request to Robert Blake, Trustee of Trust Funds, for funds in the amount of \$502.44 from the Highway Equipment Capital Reserve Funds for an HP Fairfield invoice.
- The motion was made by Faith Minton. Allan Brown seconded the motion. The motion passed unanimously.

Manifest Motion

Motion to authorize the Select Board to approve and order the Treasurer to sign the following manifest:

Accounts Payable check numbers 8015 through 8049, dated 1/25/2024, in the amount of \$363,794.48, which include the first half allotment to the Pillsbury Free Library of \$109,180.05, Highway Construction loan payment of \$155,327.38 and the Fire Station loan payment of \$.84,697.60.

- Accounts Payable check numbers 8050, dated 1/30/2024, in the amount of \$263,480.00 for the new Fire Rescue vehicle.
 - Accounts Payable check numbers 8051 through 8054, dated 1/30/2024, in the amount of \$5,463.10.
 - Accounts Payable check numbers 8055 through 8101, dated 2/1/2024, in the amount of \$551,750.39, which includes the January payment to the Kearsarge Regional School District of \$500,000.
 - Accounts Payable check numbers 8102 through 8103, dated 2/6/2024, in the amount of \$63,376.79 covering the Federal Tax and Payroll deposits for the February 8th bi-weekly payroll.
 - Bi-weekly payroll checks numbers 3600 through 3607 and direct deposit check numbers E01381 through E01411 dated 2/8/2024 for a net payroll of \$48,554.81.
- The motion was made by Faith Minton. Allan Brown seconded the motion. The motion passed unanimously.

Also Signed by Select Board

- Intent to Cut for Timber Projects 23-463-20-T and 23-463-19-T
- Yield Tax on Timber Project 23-463-05-T
- Abatement- David Carle (Map 12, Lot 48)
 - Previously tabled due to questions by property owner
 - Allan Brown made a motion to grant the abatement on Map 12 Lot 48 in the amount of \$391. Chair Seidel seconded the motion. The motion passed unanimously.

Allan Brown made a motion to enter into a non-public session per RSA 91-A:3 II(c) - matters if discussed in public would likely affect adversely the reputation of any person; this extends to any application for assistance, tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant. Chair Seidel seconded the motion, and the motion passed. The Select Board entered into a non-public session at 6:36 PM.

Allan Brown made the motion to re-enter a public session at 6:50 PM. Chair Seidel seconded the motion, and the motion passed unanimously.

Allan Brown made the motion to grant the abatement for Map 11 Lot 003-6 in the amount of \$3,842.15, with the principle being \$3,768.58 and the interest being \$73.57. Chair Seidel seconded the motion, and the motion passed unanimously.

Allan Brown made the motion to seal the non-public minutes for 5 years. Chair Seidel seconded the motion, and the motion passed unanimously.

Chair Seidel made a motion to enter into enter into a non-public session per RSA 91-A:3 II(c) - matters if discussed in public would likely affect adversely the reputation of any person; this extends to any application for assistance, tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant. Allan Brown seconded the motion, and the motion passed unanimously. The Select Board entered into a non-public session at 6:58 PM.

Chair Seidel made the motion to re-enter a public session at 7:32 PM. Allan Brown seconded the motion, and the motion passed unanimously.

Allan Brown made a motion to deny the abatement on Map 10 Lot 054-2 and approve the abatement of interest on the amount due. Faith Minton seconded the motion, and the motion passed unanimously.

Allan Brown made the motion to adjourn the meeting. Faith Minton seconded the motion, and the motion passed unanimously. The meeting adjourned at 7:34 PM.

Respectfully submitted,
Georgia Flanders
Zoom Administrator