

**Lincoln Board of Selectmen
Meeting Minutes
September 8, 2008
5:10 pm**

Present: Chairman Peter Moore, Selectman Deanna Huot, Selectman Patricia McTeague, Town Manager Peter Joseph, Administrative Assistant Susan Chenard
Audience members: Tara Tower, David Beaudin, Mary Conn, Lutz Wallem and WT Bishop

Routine Business

- **Approval of public meeting minutes of August 25, 2008** - A **motion** was made by Selectman Huot, seconded by Selectman McTeague, to approve the public meeting minutes of August 25, 2008, as written. The vote was unanimous.
- **Approval of non-public meeting minutes of August 25, 2008** - A **motion** was made by Selectman McTeague, seconded by Selectman Huot, to approve the non-public meeting minutes of August 25, 2008, as written. These minutes are to be sealed until the future date when the real estate matter discussed in the session is concluded or no longer relevant. The vote was unanimous.
- **Approval of public and non-public meeting minutes of August 29, 2008** - A **motion** was made by Selectman Huot, seconded by Selectman McTeague, to approve the public and non-public meeting minutes of August 29, 2008, as written. The non-public minutes are to be sealed until the future date when the real estate matter discussed in the session is concluded or no longer relevant. The vote was unanimous.
- **Discussion regarding the Police Department's mobile sign trailer** – Town Manager Joseph forwarded a memo from Police Chief Smith regarding the purchase of a mobile sign trailer. The Chief had requested \$18,000 last year for a mobile sign trailer, which was tentatively approved, but then removed from the budget due to the Loon Bridge repairs. Since then, the Chief has found a salesman's demo unit for \$13,000, and Loon Mountain will contribute \$6,000 directly towards that purchase if it is used for Highland Games traffic flow. It can be programmed from a cruiser, and could be useful for emergency road closures, announcements, and mass-scale communications. It is battery powered with solar charging, and also a speed gun with a "slow down" message if a car is too fast, but it can also do messages like "Voting on Tuesday". Chairman Moore mentioned that speed has increased on Main Street now, so this may be a good tool. Selectman McTeague asked how to prevent its theft, which will be checked into. Selectman Huot calculated that the Chief had saved about \$15,350, as half of the \$7000 balance of funds for this purchase could come from the EMS budget, of which 1/2 could be reimbursed contingent to state approval. Chairman Moore asked that the Chief check with the Town Manager if the unit is to be used for any non-police function. This mobile sign is outside of the Town's sign ordinance, but we must control its use. A **motion** was made by Selectman McTeague, seconded by Selectman Huot, to spend the funds necessary to purchase the mobile sign trailer. The vote was unanimous.

- **Preliminary report on Kanc Rec. snowmaking water use** – Town Manager Joseph distributed a memo and spreadsheet detailing the usage and cost to produce water for the Kanc Rec. snowmaking. Every gallon we produce costs us about 0.1 cent (\$0.001) or 10 cents per 1000 gallons. This figure takes into account everything but major capital expenditures. Other costs to make snow, like electrical and wages in the recreation department, would still be there even if we take untreated water from a local well, etc. Selectman Huot asked why the numbers for snowmaking water usage had increased substantially from 2004 to 2006. This was probably due to the addition of a 3rd snow-making gun, and that the jump has been in place for a few years. The Town Manager has also been discussing snowmaking “best management practices with Rick Kelley of Loon Mountain. One way to decrease water use may be to cover part of the mountain with more snow than the rest, with a narrower, deeper swath down the middle for example. Director of Public Works Bill Willey will be getting a quote for a well to see if the cost/benefit makes sense. Terrain feature cost/benefit will be studied as well. Chairman Moore said that after some study, hopefully a suggested number of gallons to be used can be determined. This subject was opened to public comment at this time. Dave Beaudin felt that trying to compare Loon Mountain to the Town’s ski slope might not make sense as Loon’s purpose is to make money and Town’s is not. He suggested looking at the Cold Springs well as a comparable well. The Town Manager said the addition of a well would have a two-fold benefit, as it would free up capacity too. Mr. Beaudin felt we started the Energy and Water Conservation Committee to show the Town of Lincoln setting a good example. A large portion of the cost is already electric, so we should conserve where we can. Mary Conn’s concern was the overall cost of running the ski slope. Often she sees only 5 people skiing, and felt this doesn’t seem feasible for so few skiers. She also felt that grooming occurs too often, at 2-3 times per day. She wondered if we were looking at just snowmaking or the overall cost of the skiing part of recreation. She felt that tickets sold and skier visits don’t seem to match. Recreation Department Director Tara Tower said we don’t turn the engine on unless there are at least 10 people, though not all may be skiing at once. There were a few March days where there was an issue. On weekends though, there are usually over 100 skiers. Ms. Tower said she could do an income total per day, and she can show anyone the daily log, which shows Lincoln or Woodstock residents, from in town or out of town. The daily log shows a total at the bottom for skier income, be it for tickets or season pass users. (Refreshment money goes separately to Friends of Recreation.) Ski teams, such as Loon or Plymouth, must be season pass holders to use hill as well. Chairman Moore asked Ms. Tower to make a spreadsheet showing skier visits and revenue related to skiing, and we could compare that to skiing-related costs. There could be a review of ticket costs, categories, rates and total cost per skier visit. Conditions, such as not opening unless there are 10 skiers, for example, are something else to review. The Recreation Director felt these were all good review points. The cost-sharing with the Town of Woodstock will be noted on the spreadsheet. Lutz Wallem asked about jumps in total water usage per month. The Kanc Rec. makes snow mostly in December and January, though some is made in November or February. The high

water usage numbers in the summer are due to the number of people in town. The Kanc Rec. area does seek and need approval to make snow from the water department, and cannot make snow if there is peak usage by residents and guests. The public comment session on this subject was closed.

- **Discussion of Adventure Camp policies** – This topic had been postponed, as the person that asked to speak with the Selectmen about it had not arrived earlier. That person was still not present, but Selectman Huot felt that the information Recreation Director Tower provided for review was very complete. Selectman Huot asked how positive or negative information is related to parents. Ms. Tower replied that good feedback is usually verbal, but any accidents or incidents, such as the use of a Band-Aid, medical treatment, or bad behavior, is in writing. The log sheet parents must sign to pick up their child would show the name highlighted to remind people to check if there were issues. There is one color for an accident, another for an incident, etc. The Town Manager informed the Board that they had taken some steps this summer, including placing a sign next to the sign-out sheet to remind parents what a highlighted name means. Previously parents would need to remember to ask what happened. Now, on seeing the highlighted name, they should know to wait to talk to the Camp Director, if the Director is busy with other parents.

- **Town Manager's Report**

- Crack sealing will be taking place this week on the roads listed by Public Works Director Bill Willey earlier this year.
- The Office of Energy and Planning has recommended exemption for most of the parcels along the north bank of the East Branch of the Pemigewasset River, (between the Town line and Loon Bridge) except the lagoon lot and conservation land by the river parking lot at Loon Mountain. Some south side parcels were also suggested for exemption. For now, this is only a recommendation to DES, but a good sign. It will now be at most 30 days (until October 2nd or so) until DES renders its final decision. Chairman Moore asked about the main stem of the Pemigewasset, which Selectman Huot also felt is very important, as there has been more development and more history along that area. Chairman Moore asked Town Manager Joseph to start piecing that together.
- Lincoln Police Department now has a new part-time dispatcher, Megan Gaites. She will be covering empty shifts for full time employee vacations and sick days, when she's not at sea as a merchant marine. This will avoid paying overtime if other full time dispatchers had to cover those shifts.
- Public Works Director Willey has started drawing down at Loon Pond, as we do each fall and spring in preparation for rainy seasons. The water level will be taken down about 2 feet by opening a valve at the pond, and letting the water run through the pumping station and down to the river, and takes about a month and a half. This is part of preventative maintenance required by the State to prevent flooding.
- The NHMA legislative policy conference is to be held this Friday. The Town Manager asked to be nominated to speak for the Town by its selectmen. He distributed information to the selectmen on various topics, and asked for their input, after they signed the necessary card.

Other Business

Selectman Huot asked who would be attending the Governor's Climate Change Task Force videoconference at Linwood School from 6-9pm on September 29th. All Selectmen were interested, so as this is a Monday, we will plan to limit the regular meeting to an hour that day. We will plan to reschedule the solid waste meeting in Woodstock on Tuesday instead, if they are amenable.

Chairman Moore asked if there had been an assessment on the Goodbout Road property. All the Selectmen and the town Manager will be attending the annual North Country Council Meeting and Dinner on October 9th in Plymouth.

The Town Manager asked the Selectmen to sign the Intent to Cut Form for Lincoln South Mountain Partners at the Rapids development. No site work is being done yet, just clearing some land for cordwood. The land is in current use, so we checked with DRA and they are all set. If they alter terrain, then it would come out of current use, but a logging road is alright. Russ Cooley had informed the Town Manager that they are all set with shoreline permitting as well.

Town Manager Joseph distributed a memo from Scott Marsh of MRI (the Town's contracted assessors). Mr. Marsh had met with Ed Brisson and John O'Connor of MDR. MDR was considering filing an abatement request for the recently purchased lots, which were valued at \$30 million, but purchased at \$25.1 million. MDR would like the property valued at \$20 million, as they can't sell lots yet, while waiting for State approvals. Mr. Marsh suggested that the developer's sale figure of \$25.1 million was a more accurate valuation, as that was the only comparable sale, but he did not feel \$20 million was appropriate. MDR just got back to Mr. Marsh and agreed with the \$25.1 million valuation for 2008. They have agreed not to file for abatement on the property if the value is moved to \$25.1 million. Their state approvals should be in place in October, which means that the property would be valued at the open market value of \$30+ million next tax year, which MDR is aware of and understands. All the Selectmen agreed with this figure and felt that this value was a fair value, and would also avoid the expense of settling a case before the Board of Tax and Land Appeals (BTLA) as well.

The Town Manager distributed revised MS4 figures to the Selectmen. These are revised estimated of our budgeted revenues, based on the year to date revenues. Helen Jones had spoken with our DRA liaison earlier today, and determined that our business taxes figure was posted incorrectly. Application fees are lower than expected, as there are less building permits. This report is based on August figures and can be revised again before the October rate setting of real estate taxes. Low cash flow from tax receipts also means we have less interest income. The budget also showed an estimated \$200,000 of sale of town property, which didn't happen. The Town Manager felt cash flow would be slim but hopefully manageable at the end of the year.

Administrative Assistant Susan Chenard asked the Board of Selectmen to sign a letter authorizing Town Clerk/Tax Collector Susan Whitman to collect state funds for the Department of Motor Vehicles.

Ms. Chenard also noted she would be sending the old Nextel phones to the Secure the Call Foundation as 911 phones.

Public Participation

Mr. Beaudin asked where the police mobile sign trailer would be stored, as he plows behind the Town Hall and would like to avoid storage back there.

WT Bishop asked about water plant security and a storm water program. The Town Manager said we are working on that with road reconstruction, etc. Mr. Bishop also asked about GIS, which we have plans to go ahead with next spring. The assessing program needs to be switched over first, to the new map and lot numbers, after tax season.

At 6:45 pm, the meeting was adjourned and the Board of Selectmen reviewed payroll and accounts payable check registers for the week ending September 7, 2008.

Date: _____

Approved by:

Chairman Peter Moore

Selectman Deanna Huot

Selectman Patricia McTeague