

**Center Harbor Board of Selectmen  
Meeting Minutes  
Wednesday, January 13, 2021**

**CALL TO ORDER:** At 7:00 p.m. Chairman Richard Drenkhahn called the Board of Selectmen's meeting to order. Selectmen Harry Viens (via speakerphone) and Richard Hanson were present. Karen Ponton and Selectmen's Administrative Assistant Robin Woodaman were also in attendance.

**AGENDA REVIEW:** Mr. Drenkhahn requested a non-public session pursuant to RSA 91-A:3 (II) 1 for consideration of legal advice provided by legal counsel.

**MEETING MINUTES:**

- **January 6, 2021 Board of Selectmen's meeting minutes:** Mr. Hanson motioned to approve the minutes of the January 6, 2021 Board of Selectmen's meeting as presented electronically. Mr. Viens seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

**APPOINTMENTS:** None

**PUBLIC INPUT:**

**KAREN PONTON:**

- **Sale of Camp Road properties:** Ms. Ponton asked the status of selling the Town-owned Camp Road properties. Ms. Woodaman reported Town Attorney Chris Boldt had previously been asked the status; he will be asked again.
- **Maintenance of Town owned buildings:** Ms. Ponton referred to previous Selectmen's discussions regarding deferred maintenance and prioritizing areas that need attention such as the bathhouse and bandstand which are in need of repairs; the trees impacting the tennis court have been removed. She asked the status of the bathhouse and bandstand if the Meredith Rotary Club does not take on the bandstand project. Mr. Viens reported the Rotary is sorting out their major projects for this year, they will probably have the list after Fishing Derby. There was discussion regarding bathhouse and bandstand repairs being funded through the Parks & Recreation Revolving Fund and the Town's Buildings & Repairs Expendable Trust Fund. Mr. Viens requested a list be compiled of priority maintenance items.

**SELECTMEN'S REPORTS:**

**MR. VIENS:**

- **Zoning Board of Adjustment (ZBA):** Mr. Viens reported the ZBA met on Monday, January 11, 2021 for Edwin Kline's "Appeal to an Administrative Decision"; Mr. Kline filed this appeal regarding the Planning Board's November 17, 2020 decision on the Amendment to Subdivision and Boundary Line Adjustment between Edwin Kline Jr. (Tax Map 212, Lot 32) and J. Conor and Amanda Hayes (Tax Map 212, Lot 30). Mr. Viens reported the ZBA determined they had no jurisdiction in this matter.

**MR. DRENKHAHN:**

- **Energy Committee (EC):** Mr. Drenkhahn reported the EC will be meeting via Zoom on Thursday, January 21, 2021 and requested Ms. Woodaman make sure the meeting notification has been posted.

**RICHARD HANSON:**

- **Inter-Lakes School Board (ILSB):** Mr. Hanson reported on the Tuesday, January 12<sup>th</sup> ILSC meeting:
  - **Use of School facilities:** Mr. Hanson reported the ILSB has a policy that does not permit outside organizations to use the school facilities such as the auditorium and gymnasium, however the Town of Meredith requested they be allowed to hold the Meredith Town Meeting at the High School. Mr. Hanson reported the ILSB voted to waive the prohibition for towns in the school district to use the facilities for their Town Meetings; if Center Harbor needed an alternate site for the Town Meeting, it would work out.
- **Inter-Lakes School District (ILSD) and remote learning:** Mr. Hanson reported ILSD went to remote learning a few days before the Christmas break and continued remotely through last week. He reported students are in school now; he expects school to be in and out for a while.
- **Postponement of Town Meeting:** Mr. Hanson reported there may be some method to postpone Town Meeting, if necessary. Mr. Drenkhahn reported he saw the newspaper article about bipartisan group working on a method, but did not know if one has been adopted.

**UNFINISHED BUSINESS:**

**PROPOSED 2021 BUDGET:**

- **Highway Department backhoe:** Road Agent Jeff Haines submitted information on a new backhoe; the backhoe would cost approximately \$153,000 with a trade-in allowance of \$30,000 for the current backhoe, bringing the cost to approximately \$123,000. Mr. Haines reported there is \$70,825 in the Highway Department Truck or Equipment Expendable Trust Fund (ETF); additional funding required would be approximately \$53,000. Mr. Viens reported the Selectmen requested budget figures for a lease/purchase and requested Mr. Haines submit that information. Mr. Drenkhahn reported he does not want \$53,000 in this budget; he would like to see lease/purchase information. He suggested, if the Selectmen do not receive lease/purchase information, proposing funding the Highway Department Truck or Equipment ETF with \$20,000 in 2021 and discuss the backhoe as part of the 2022 budget; Mr. Viens and Mr. Hanson agreed.
- **Wages:** The Selectmen had requested updated wage calculations based on 2% raises; this would be a reduction in the budget of \$5,437 (wages - \$4,457, payroll taxes - \$183 and retirement - \$797). Mr. Hanson reported the Town has good employees; they have good working conditions and good benefits – he expressed his concern for parity among the employees. Mr. Viens reported he would prefer Department Heads to determine wage increases. He reported Fire Chief Leon Manville plans to increase wages for the firefighters who are more active and not increase wages for those who do not participate

as much. Mr. Drenkhahn requested Chief Manville and Police Chief Mark Chase be asked their thoughts on 2% or 3% increases.

- **General building repairs and maintenance:** Mr. Hanson reported \$2,000 was appropriated in 2020 with expenditures of over \$4,000. He suggested increasing the proposed 2021 budget to \$4,000; Mr. Drenkhahn and Mr. Viens agreed.

**MEREDITH WEDDING VENUE:** Mr. Viens reported Angela Larocque, the Meredith Town Planner, asked if Center Harbor had input regarding the plans for upgrades to Smith Farm Road (a Center Harbor private road) which leads to the proposed wedding venue located in Meredith. Mr. Viens suggested Road Agent Jeff Haines send the Town's current road specifications to Ms. LaBrecque; Mr. Drenkhahn and Mr. Hanson agreed. Mr. Viens also requested Fire Chief Leon Manville be asked about the width of the road for emergency vehicles.

### **NEW BUSINESS:**

**PROPERTY TAX ABATEMENT APPLICATION:** The Selectmen received, and reviewed, the following 2020 property tax abatement application:

Haines

TML 215-10.8

**GIS SERVICES:** Mr. Drenkhahn motioned to contract with CAI Technologies, in the amount of \$2,400, for GIS services from April 1, 2021 through March 31, 2022. Mr. Viens seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

### **ADDITIONAL BUSINESS:**

### **STATE OF NEW HAMPSHIRE:**

- **State of New Hampshire Department of Revenue Administration (NH DRA):**
  - **NH DRA “Permanent Application for Property Tax Credits/Exemptions”:** Mr. Drenkhahn motioned to approve a \$500 Veterans Tax Credit for:

Mattern

TML 212-15

Mr. Hanson seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

- **NH DRA “Certification of Yield Taxes Assessed”:** Mr. Drenkhahn motioned to sign the following NH DRA “Certification of Yield Taxes Assessed”:

Winter/Morrill

TML 218-36

Mr. Hanson seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

**PAYROLL AND CURRENT BILLS PAYABLE:** Mr. Drenkhahn motioned to approve the payroll and accounts payable manifests as presented. Mr. Hanson seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

**GENERAL JOURNAL ENTRIES:** Mr. Drenkhahn motioned to approve the general journal entries as presented. Mr. Viens seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

**PUBLIC INPUT:** None

**NON-PUBLIC SESSION:** At 7:45 p.m. Mr. Drenkhahn motioned to go into a non-public session per RSA 91-A:3 (II) I for consideration of legal advice provided by legal counsel. Mr. Hanson seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye. The Selectmen reviewed, and discussed, an opinion from Town Counsel. At 7:48 p.m. Mr. Drenkhahn motioned to end the non-public session. Mr. Hanson seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

**RECONVENE:** At 7:48 p.m. Mr. Drenkhahn reconvened the Board of Selectmen’s meeting.

**UNMERGER OF PROPERTY:** Mr. Drenkhahn motioned to unmerge 469 Waukewan Road and 471 Waukewan Road; the smaller Lot 4.1 (formerly “Beer”) may not be habitable without a shared functioning septic system using land of Lot 4 (formerly “Smith”) and that any modifications of the existing structure and/or any new construction may well require approval from the Zoning Board of Adjustment. Mr. Hanson seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

**ADJOURNMENT:** At 7:51 p.m. Mr. Drenkhahn motioned to adjourn the Board of Selectmen’s meeting. Mr. Hanson seconded the motion and the vote was unanimous. Roll call: Mr. Drenkhahn – aye, Mr. Viens – aye, Mr. Hanson – aye.

Respectfully submitted,

Robin Woodaman  
Selectmen’s Administrative Assistant