

**Enfield Board of Selectmen
Enfield, New Hampshire**

MINUTES of December 13, 2004

Board of Selectmen: Dominic Albanese; Nancy Scovner
Keith Oppenneer, Chairman, arrived at 7:18 PM.

Administrative Staff: April Whittaker, Town Manager; Alisa D. Bonnette, Secretary

Others: Gene Talsky; Joe Cote, Connecticut Valley Spectator; Nancy Smith; Peter H. Giese, Chief of Police; Ken Daniels, Director of Public Works

CALL TO ORDER

Mr. Albanese called the meeting to order at 5:00 pm.

APPROVAL OF MINUTES

December 6, 2004 ~ Regular Session:

The Board reviewed the minutes of December 6, 2004. One typographical error will be corrected – page 2, 1st paragraph, 3rd sentence, change “is” to “if”.

In reference to page 2, 3rd paragraph, Mr. Albanese would like the walk-through of the Community Building to include the Board of Selectmen.

Mrs. Scovner moved to approve the regular session minutes of December 6, 2004, as corrected; Mr. Albanese seconded, vote unanimous.

December 6, 2004 ~ Non-Public Session:

Mrs. Scovner moved to accept the non-public session minutes of December 6, 2004, as printed; Mr. Albanese seconded, vote unanimous.

ADMINISTRATIVE

Planning Board Alternate Appointment:

The Board of Selectmen signed the appointment for David Saladino as a Planning Board alternate for a three-year term.

The Selectmen were informed that Paul Withrow had expressed interest in serving as an alternate on the Planning Board. The Board of Selectmen asked that he be scheduled to meet with them for an interview, but stressed that an interview in no way guarantees appointment.

Yield Tax Warrants:

The Board reviewed and approved Yield Tax Warrants as presented.

Sales Analysis:

The Board of Selectmen signed the cover sheet for the Sales Analysis to be submitted to the State of New Hampshire.

The Selectmen would like Julie Huntley and Norm Bernaiche to meet with them with a summary of the results of the revaluation.

Certificates of Appreciation:

The Selectmen signed certificates of appreciation for Susan Swenson, Latysha Kovach, Jade Leonard, Rachel Banley Bill, Dan Cornell, Kelsey Swenson for volunteering at the Recreation Commission Halloween Party and to Walter Paine for his years as Budget Committee member and Trustee of Trust Funds.

Refunds & Abatements:

The Board of Selectmen signed warrants for 2004 property tax refunds and abatements relative to the vote at the meeting of December 6, 2004 providing relief to those that receive an elderly exemption.

Other:

Emily Shipman has asked if the town is interested in having them do hayrides. She was told to contact Marcia Cornell and others that might be interested.

The County tax has risen due to a bond for the nursing home that went over-budget.

Mr. Albanese informed the Board of a web site at MyFamily.com to which members can post and which contains a lot of Enfield information.

PUBLIC HEARING ~ EXPENDITURE OF CAPITAL RESERVE FUNDS

Mr. Albanese called the hearing to order at 5:20 PM and read the notice of the public hearing, the purpose of which is to discuss the proposed expenditure of \$613.36 from the Technology Capital Reserve Fund for ArcView software and installation.

Nancy Smith spoke in favor of the expenditure.

There were no other comments from the public.

Mr. Albanese moved to expend \$613.36 from the Technology Capital Reserve Fund; Mrs. Scovner seconded, vote unanimous.

Mr. Albanese closed the hearing at 6:22 PM.

CITIZENS FORUM

There were no comments from the Public.

OLD BUSINESS**Town Manager's Report ~ TIF (Tax Increment Financing) District:**

Mrs. Whittaker distributed information and explained to the Board how a TIF District works.

Mr. Albanese is still concerned that those outside the TIF district are not contributing to the funding of improvements, but understood that without formation of a TIF, the property owners would bear the burden of a bond payment on the tax rate.

Mrs. Scovner is still concerned about the possibility of increased residential housing and added children to the school system that won't be funded fully by the property in the TIF district because a portion of the taxes raised is diverted to the TIF fund for infrastructure improvements. She disagreed with the School District's letter confirming that 20 additional children into the district produce little impact to the school tax rate.

Mrs. Scovner is also concerned about the bond amount about which the Selectmen received information.

Mrs. Whittaker explained that the bonding could be phased in and that sources of revenue must be taken into consideration. The Board does not have to commit to sidewalks and landscaping.

Discussion ensued regarding the reasons to proceed in 2005 – it will capture values in 2005 and will maximize revenues in a TIF fund, and reasons to postpone – no clear vision of what the town wants. Should a TIF district be established and be found unsatisfactory, the town could later vote to repeal it.

Mr. Albanese stated that if the town moves ahead and establishes a TIF district in 2005, during the same year the town needs to come up with a clear plan. He would like to set up a task force to decide what needs to be bonded and when.

Gene Talsky stated that a TIF benefits everyone. A year can be taken to determine what we're going to have and to see what's presented. A TIF district would provide the opportunity to bring money and jobs to the community. It provides a foundation for economic development.

Chief Giese expressed concern about the quality of the businesses that will move into town if the continues to have little to offer in the terms of infrastructure.

Ken Daniels stated that if the town does nothing the bill to come would be a lot bigger because the area without sewer and water will only truly support residential development with environmental impacts to the town's wellhead protection area.

Water and sewer can be extended without a TIF district, but as Mrs. Whittaker pointed out, the difference is that it would go on everyone's tax rate and it can be difficult to pass a water/sewer bond. TIF is a proven economic tool. Water and sewer needs to be extended down US Route 4 towards Canaan. While she has no crystal ball, the intent is to give a viable and proven solution to existing problems.

Mr. Albanese has a few concerns, 1) it sounds too good to be true and what sounds too good to be true often is; 2) Administratively he is unsure the town is ready for it; 3) he doesn't know if he wants to leave it to the Planning Board but might like to establish a task force.

Mrs. Whittaker explained that the engineers could assist with a vision for the TIF district together with planning consultants.

Discussion ensued regarding membership of a task force, which Mrs. Whittaker believes requires 4/5 of the members to be located within the district.

While Mr. Albanese admits that he has not been very positive about the proposal, he feels the town should move forward with the establishment of a TIF district. It can be rescinded if necessary, and a task force should be set up.

General discussion ensued. A vote will wait until all of the Selectmen are present.

Town Manager's Report ~ Upper Valley Lake Sunapee Regional Planning Commission:

The Board briefly discussed the award of grant funds for US Route 4 through the UVLSRPC. The town also has a signed contract for the first part of the Master Plan. Dues already paid are good through June 2005. If the town were to discontinue membership in June 2005, future work would be done at the consultant rate versus the membership rate.

Mr. Albanese is willing to go continue funding for UVLSRPC dues for one more year. During that year both the town and UVLSRPC will have an opportunity to step up and improve communications and quality of service.

Mr. Albanese would also like Jim Taylor to be a member, but there may be a requirement that members be residents of the town they are representing.

Sewer Extension Policy:

Mrs. Scovner moved to rescind the 1998 Sewer Extension Policy; Mr. Albanese seconded, vote unanimous.

Personnel Policy Amendment:

Mrs. Whittaker will have a proposed amendment to the Personnel Policy regarding tuition reimbursement at the next meeting.

Elderly Exemptions:

Mrs. Whittaker provided the wording for a warrant article to change the Elderly Exemption amounts. This article must be a ballot question. Mrs. Whittaker also informed the Board of current exemption amounts, income and asset limits.

Parking Ordinance:

The Board of Selectmen reviewed the clarified wording of the proposed Parking Ordinance. The following clarifications were included in the new draft:

“The Moderator shall have the power to grant exemptions to this ordinance at his or her discretion. In the event that the Moderator is unavailable, the Assistant Moderator shall have such authority.”

“It should be noted that whichever venue is the posted voting site, the restricted parking is only applicable to the parking lot assigned to said voting site.”

Mr. Albanese moved to accept the Parking Ordinance as amended; Mrs. Scovner seconded, vote unanimous.

Sale of Property:

The Board discussed the sale of Map 19, Lot 10. The town has been waiting for an attorney to draft a deed from the town to several parties that submitted the high bid. The deed has been delayed due to the varying interests of the parties purchasing the property.

Mr. Albanese moved to allow Alisa Bonnette to contact the attorney to provide another 30 days from this date to bring closure or the sale will be rescinded and the deposit retained in accordance with the bid documents; Mrs. Scovner seconded, vote unanimous.

Tree Removal Policy:

Ken Daniels would like to amend the policy to add the following section:

“**Application:** Application of this policy pertains to routine daily maintenance and shall not be applicable to removal of vegetation as a result of, or associated to, natural occurrences (i.e. snowfall, lightening, icing and such).”

This is an internal policy and requires no action from the Board, however the Board concurred with Mr. Daniel’s amendment.

Workers Compensation Insurance:

Primex requires the Board to formally rescind the resolution to join Primex in order to discontinue Workers Compensation coverage.

Mrs. Scovner moved to rescind the resolution to join Primex; Mr. Albanese seconded, vote unanimous.

NEW BUSINESS

Municipal Facility Use Policies & Procedures:

The Board asked that a copy of the policy be forwarded to Chief Giese.

Mrs. Scovner moved to adopt the Municipal Facility Use Policies & Procedures; Mr. Albanese seconded, vote unanimous.

Town Report:

The Board discussed and provided direction to staff regarding the content of the 2004 annual report.

Non-Public Session:

Mr. Albanese moved to enter non-public session at 6:57 PM, RSA 91-A:3 II (c) & (d); Mrs. Scovner seconded. Roll call vote: Mr. Albanese – aye, Mrs. Scovner – aye, vote unanimous.

Mr. Oppeneer arrived at 7:18 PM.

Mr. Albanese moved to come out of non-public session at 7:23 PM; Mrs. Scovner seconded, vote unanimous.

Other Business:

The business that had occurred previously in the meeting was summarized for Mr. Oppenneer.

The Board returned to TIF discussion. Mr. Oppenneer moved to define the TIF district and place an article on the warrant at the next town meeting; Mrs. Scovner seconded, vote unanimous.

Mr. Oppenneer asked if the elderly exemption would be proportional to the increased assessments? Mrs. Whittaker replied that Norm Bernaiche would provide proposed figures.

Mrs. Whittaker was asked to some possible junk vehicles checked out on a property on Route 4.

The Selectmen were informed that should a reporter ask about a personnel issue they should make no comment. Personnel issues are protected under the right-to-know law.

Mr. Oppenneer reported that George Seiler presented a petition to the Planning Board regarding Prime Wetlands. Mrs. Whittaker will authorize Jim Taylor to have the petition reviewed by Town Attorney.

The Board would like to meet with the Library Trustees and Marjorie Carr regarding Whitney Hall expansion/renovation.

Non-Public Session:

Mr. Oppenneer moved to enter non-public session at 7:46 PM; Mr. Albanese seconded. Roll call vote: Mr. Oppenneer – aye, Mr. Albanese – aye, Mrs. Scovner – aye, vote unanimous.

At 8:20 p.m., Mr. Oppenneer moved to come out of Non-Public session. Mr. Albanese seconded. All voted in favor.

ADJOURNMENT

The meeting was adjourned at 8:20 PM.