

Selectmen's Meeting Minutes
Monday, October 21, 2019

At the Selectmen's Meeting held on Monday, October 21, 2019 at 6:30 p.m. the following people were in attendance: John Tholl, Stanley Holz, and John Tholl.

The meeting was called to order at 6:30 p.m. by Chairman Tholl, who led the group in the Pledge of Allegiance.

Douglas Desjardins of 6 Knot Hole Role attended the meeting to discuss his water bill. They feel they were being billed for water usage that occurred before they moved in. The Selectmen said they believed they was a leak at that property. He said the realtor had mentioned to them a pipe had burst before they moved in. He said he did not believe that occurred during their ownership. Stanley said any water that goes through the meter is billed to the property owner. Fred Ingerson, Water Superintendent, said he recalls when the pipe broke it was in the process of being sold. Fred said there were some leaks that the plumber had to repair. There was snow on the ground. The plumber fixed the leaks in the trailer. Judy said usually when there is a closing the meter is read at the time of the closing. Stanley said we can get back with Fred and Joyce and see when the meter was read and what the meter reading was. Fred said usually when the closing occurs is when they read the meter. He said they moved in on January 7th. He is also wondering if his current bill usage is high. Fred offered to come up and meet with him at this home and go over the meter with him. Judy will check with Joyce on when the meter was read and get back to Mr. Desjardins.

Fred Ingerson and Rob Larson have some conflicts in the water ordinance vs some of the planning board policy. Rob said apparently having two residences on one lot is not allowed. Peter said that is correct, but there are some grandfathered properties. Mr. Larson said that there is a property on Anna Drive that has two homes on one lot and there is one water service line to that property. They are requesting a second meter, not a second service line. He is looking for guidance on how we are going to handle this. Rob said we have a private line that feeds five houses and that private line burst today. We were able to trace it down and make that repair. There is nothing on that line in the way of back-flow preventers. Peter was wondering why we fixed the line today. Rob said we are dumping thousands of gallons of water into a swamp. We are going to charge the five owners for the repair. Fred said in the past that is what we have done and then billed all five property owners. Peter said with the two houses if she wants a second meter, she can pay to have a second meter. If she wants to put in her own meter she can do that. She was willing to pay for the cost of putting the meter in, but she wanted the town to do the billing for it. She would need to be responsible for taking care of the billing. It would be her responsibility to put it in and maintain it. Peter said when we had the lady from UNH come who was going to do an assessment we have a plethora of private lines. We have no idea how much water enters those private lines—what is loss between the main and those meters? Peter said in the future when problems arise and there is a leak, we can just tell the homeowners we are turning your water off unless there is a repair made. Who knows how many taps are off those private lines? Fred said the lot with the two houses on it has a meter pit currently at the trailer with a back-flow preventer.

Michael Curry of Wright-Pierce was in attendance at the meeting for a WWTF Upgrade Project Update. We had our bid opening the first of October, 2019. There were three bids received, and the apparent low bidder was Daniel Hebert, Inc. for a total base bid of \$6,844,118 and Bid Alternate A was for \$144,836 and Bid Alternate B was for \$15,000 for a total base bid and bid alternates of \$7,003,954. It is

6 to 7% higher than anticipated. We are about \$500,000 short. There are different ways to handle this. In the budget we are carrying a 5% construction contingency, which we have lowered that from 5% to 3% and that put some more money back in the budget. We were able to work within the budget. We do have to table the bid alternates for the time being. We need to keep the contingency. We can start to look at the contingency when we are at 50 to 75% complete. Spoken with DES and Rural Development are all on board to be sure this will work with the 8.5 million budget the town has. This is the biggest piece.

Next steps:

- Bid recommendation to town
- Authorization to Award contract from funding agencies
- Agreement Execution
- Start of Construction – Fall, 201

We met with Chris Hebert last week and it sounded like he was going to get the process building in the ground and run the temporary line this fall.

Stanley said at the construction meeting we had with Chris Hebert, he said it was the best engineering plans they have ever seen. Peter Corey asked what is the risk if the bid alternates are not included in the original project and that those prices get inflated if we get to a point where they may be able to get done.

Mike said that we have a bid agreement conceptually that can't change. They will sign a change order with language with what we are expecting. He is willing to stand by the prices and holds the price. We will need to come up with some language. Substantial completion is May 2021 of the process portion, and we extended the additional work to the end of the summer, September, 2021.

Peter said he spoke with someone from Annie Kuster's office and they would like to see what we got from USDA on the additional grant request and it being denied because they considered it a cost overrun. Mike said he believes it was a verbal communication, but he will check and get back to us.

A motion was made by Peter Corey to approve paving 1100 feet of Kimball Hill Road with funds in the amount of \$52,600 to come from the Road Repair & Rehabilitation Capital Reserve account. The motion was seconded by Stanley Holz. All in favor, 3-0. Motion passed.

Robert Wisnouckas, Jr. attended the meeting to discuss 8 King Square. He is curious about what different policies or funding would be available or help in tax breaks. Stanley said we did look up some programs. RSA 79-E is the Community Revitalization Tax Relief Incentive which if adopted by the town meeting allows a period of tax relief for five years for business in the designated zone. He is also wondering about requirements for the building, i.e. sprinklers, alarms, etc. The Board suggested he sit down with the Fire Chief, John Ross, Jr. He said he is looking at initially at an Air-B-N-B or short-term rentals. Peter recommends he reach out to Coos County Economic Development Corporation. They took a hard look at that building and had engineers come in and do a study of the building, and they have structural assessments of the building. John Ross, Jr. said it probably would have to be sprinkled and alarmed. Peter recommends that he meet with the Planning Board as well. Peter said the Board supports plans as long as it is a viable plan. Peter said he would suggest that Robert reach out for some expert assessments of the property before he dives in and finds it is something incredibly expensive to make happen

A motion was made by Peter Corey to approve the Selectmen's Meeting Minutes of October 7, 2019. The motion was seconded by Stanley Holz. John Tholl abstained. Motion passed, 2-0.

The Board reviewed the 2020 Health Insurance Rates from Health Trust. The Board will also check rates with N.H. Interlocal Trust.

Mr. Larson said he will reach out to Jim McMahon at DOT about the Union Street issue and will also discuss the extension of a sidewalk extension to Foster Drive.

The meeting adjourned at 7:30 p.m.