

Selectmen's Meeting Minutes
Monday, December 9, 2019

At the Selectmen's Meeting held on Monday, December 9, 2019 at 6:30 p.m. the following people were in attendance: John Tholl and Stanley Holz participated via conference call. Peter Corey arrived at 7:00 p.m.

John Tholl called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

Mr. Larson had Chairperson Tholl signed a change order (Order #7) to the Pump Station Contract #2 with Kingsbury Companies, LLC.

Rob Larson had a copy of the Water Conservation Plan, which all three Selectmen had copies of prior to the meeting. He was wondering if the Board had any questions. The plan was approved by DES. It meets all the requirements of the department to monitor water. Rob needs the Chairperson to sign a copy so he can return it to DES. This plan can be amended as we progress. Stanley and John felt it was ok to go ahead and sign this, as we have discussed this previously. The water conservation rules were also received and reviewed.

Rob Larson is asking the Board to take \$66,310.00 out of the road maintenance capital reserve and apply it towards the salt category of the line budget. This will relieve us of the money to pay for the demo work that was done this past summer. We need Peter in attendance for voting on this item.

The Board reviewed the budgets for the General Government, Other Safety, Health & Welfare, Debt Service, etc. Rob suggested we increase the building demolition line item to \$70,000.

Dick Harris was in attendance at the meeting. He said that he came to the planning board last week seeking to add another two manufactured homes to his mobile home park along with that two sewer and two water connections. The Board has had concerns with Mr. Harris's agreement with the sewer solids being pumped and the Mt. View solids being pumped. Peter thought we should table this at the Planning Board until the Selectmen had a chance to review it.

Peter said that for every dwelling Mr. Harris adds and every hotel room the Mt. View adds, the Town incurs costs for the pumping and transporting of this sewage discharge. Those agreements were formulated when there was a belief that the waste water treatment plant did not have significant capacity to take more solids. Since undertaking the sewer treatment plant upgrade, it was determined the waste water treatment plant is operating at 75% of its capacity and has plenty of capacity to take the solids from Mt. View and Mr. Harris's property. Mr. Harris is looking to develop and had established a system that was in concert with the town's needs at the time. Do we continue to allow the addition of more solids so the sewer users have to pay to get these solids processed at another facility? That is where we are currently.

Stanley said why would we continue to dispose of solid waste that we can handle in our own system? The system that is in place is what was agreed to, and the question is how do we stop doing this? If you look at the agreement it is open-ended. It just says the Town will pay for the pumping and same with Mt. View Grand. Peter said it is really a question of do we authorize two sewer hook-ups or do we tell Mr. Harris to come up with a system that will grind and pump your solids or put in septic systems. Mr. Harris pays to pump it and we abate this sewer bill. In the case of the Mt. View Grand, we have been contracting and paying for the disposal. If we say this agreement is no longer valid as we have found we

do have the capacity at the sewer treatment plant. What do these two businesses have to do? Peter said we are not engineers to determine that.

John said his concern is do we actually have the right to do that. Are we stuck with this agreement? It is not really a fair remedy for the Town. John doesn't believe we can pump the solids as the systems are now. They would have to put in grinder pumps.

Dick had a letter he had prepared to give his thoughts. A copy is attached.

Peter said in defense of the fee structure, when he got to this Board, everybody paid \$1000 to hook-up, so a six-unit apartment building paid \$1000, but he is not here to argue that tonight. Peter thought we were going to have a conversation, but instead we are being threatened.

The fees are approved by the Board of Selectmen after public hearings. It is a separate issue tonight. Dick said that when we put this new system in place, this abatement is going to cut right in half. Dick said because half of those charges are for disposal and transportation. Is there a way forward so we don't have to transport solids from the top of the hill to the bottom of the hill? Dick said the point is the town made the agreement. The sewer systems he had installed were set up and designed for the town structure. His permit and Mt. View permits state no solids. They had to design their plants and pump stations to that design. It is not just a simple process to change those over. The configuration is totally different, expensive and complicated. We set up our pumps and stations the way the town dictated it. Dick said once the new plant is on line, the costs should be cut in half. Peter said that we don't know what the future costs will be.

Dick said if he goes any further than he goes now with these two additional mobile homes, he will need to redesign a new pump station. Dick pointed out that the more hotel rooms and mobile homes that go in, they pay more in sewer costs. Dick said his sewer bill this year, 2019 is \$9953. His rebate was \$4200. That means \$4200 went to the rebate paying for the pumping and transportation. The rest went to the gray water disposal. It costs 2x to 3x more to process solids than gray water. It is incremental, we get a bigger abatement, but the Town gets more income.

Stanley said that we are paying to transport stuff that we don't need to be paying to transport. The systems were installed by the user at our instruction. We told them what they had to put in and they did that. We now have a situation that the information we had is erroneous. What had happened, has happened. What happens if Dick and the Mt. View want to expand using the existing agreement? Do we want to allow expansion into the pre-existing system and what do we do when the new system comes on line? Stanley doesn't see how we can answer those questions tonight. What is the Planning Board going to do? Dick said he doesn't feel that two more mobile homes will make or break anybody. John said it seems to him that we have an agreement that was signed by both parties. The agreement is still in place when the new plant comes on line. Dick said that It specifies in the agreement no solids to be disposed of. It sets up a restriction to ship just gray water, not solids.

Dick said he came in tonight to get approval for two units. He just wanted to get his point across. Stanley asked Dick if he would he agree to a moratorium on any more hook-ups until he have a further review of the current agreement. Dick said with any further development, he will have to have another sewer pump station or go with a septic system. Dick said the abatement will probably be cut in half when the new system goes on line. If the Planning Board agrees to go ahead with approving these two new units, will Dick in turn agree to halt further development in regards to hooking onto the town sewer

system. Peter said we are pretty sure we will be able to accept Dick's solids once the new sewer system comes on line. Dick said he won't be back in for two years until he wants anymore hook-ups. That will give us two years to come up with something feasible.

Will he put this in writing with the Planning Board? We don't want to see any major developments coming in under the old agreement. We don't want to keep adding on to this old system. He is agreeing to the fact that he won't come in for two years to request additional hook-ups. It is not going to be quite as simple as we think to change over his pump stations.

Peter said that Josh Welch had approved these two additional hook-ups. Is the Board of Selectmen comfortable with Mr. Harris connecting two new structures to the system? Stanley said he would approve it if Dick is agreeable to wait until the sewer treatment plant is completed. The Board is ok with two more hook-ups as long as Dick waits two years or until the new treatment plant is on line before he requests further hook-ups. Rob said there is a feasibility plan to look at putting 600 feet of sewer down Hall Road. It will be a year or so down the road before that is done.

Dick said he feels they are on the right track, and Peter has taken the bulls by the horn to try to increase some of these user fees.

The Board of Selectmen approved paying \$66,310 for salt from the Road Repairs Capital Reserve account. Tom Ladd asked what is the purpose of the capital reserve fund? Mr. Larson said that we are proposing to take money for on-going expenses. Rob said it is for road maintenance projects. Tom said salt is not road maintenance. Rob said salt and sand is road maintenance. This is a one-time thing as far as Rob is concerned.

A motion was made by Peter Corey to approve the minutes of the November 25th and December 2nd Selectmen's meeting minutes. Stanley Holz seconded the motion. Stanley said there was an omission from the minutes of November 25th. A motion was made by Stanley Holz to amend the minutes as follows to include the following: "Mr. Larson raised concerns about the number of unregistered vehicles parked at the Triangle Dairy Bar property. He recommended that the Board of Selectmen take action. Stanley Holz pointed out that the Planning Board needs to cite the violation and the Selectmen would enforce any action if the matter was not taken care of. After discussion, Peter Corey agreed to bring the matter up to the Whitefield Planning Board at their next meeting." Peter Corey seconded the motion to amend the minutes. All in favor (Holz: Yes; Corey: Yes; Tholl: Yes), 3-0. Motion passed.

A motion was made by Peter Corey to approve the minutes of the November 25th, as amended, and the December 2, 2019 Selectmen Meeting Minutes. The motion was seconded by Stanley Holz. All in favor (Holz: Yes/Corey: Yes/Tholl: Yes) 3-0. Motion passed.

A motion was made by Peter Corey to enter into non-public session at 7:45 p.m. pursuant to NH RSA 91-A:3, II(c), Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. The motion was seconded by Stanley Holz. All in favor (Holz: Yes; Corey: Yes; Tholl: Yes), 3-0. Motion passed.

The Board adjourned from non-public session at 8:15 p.m.

The meeting adjourned at 8:15 p.m.

