

Selectmen's Meeting Minutes
Monday, April 15, 2019

At the Selectmen's Meeting held on Monday, April 15, 2019 at 6:30 p.m. the following people were in attendance: Peter Corey, John Tholl, and Stanley Holz participated via conference call.

Michael Cryans, N.H. Executive Councilor for District 1, attended the meeting. One of his quests is to go all his towns and cities throughout his district by June 1st. It is a big district. Each one of the districts represents 20% of the population. He said that certain functions the Governor's Council does is they approve all contracts over \$25,000 and they just approved the Medicaid and Medicaid expansion; Commissioner and Deputy Commissioner appointments go through the Council. District court judges and superior court justices all have to be approved by the Council. He said he grew up in Littleton. He was a County Commissioner for 19 years. He wants to bring Concord up here. He is here tonight to introduce himself and to be sure we know who he is. If we do have any issues, he wants us to let him know. Please feel free to call him. His role is to get out and be seen and to help his constituents. He feels everybody deserves an answer. Peter said this is an avenue we don't take advantage of or utilize enough. If we feel someone is being unreasonable, then we need to utilize this opportunity. Mr. Cryans said that communication is crucial. Mr. Larsen, Public Works Director, said he will reach out to Mr. Cryans to discuss some issues. Mr. Cryans said if anyone wants his schedule, contact him and he can have it sent to them.

Chairman Tholl called the Public Hearing to order at 6:45 p.m. to review the proposed water and sewer rates for 2019. A copy of the proposed rates was distributed. It was noted that the water and sewer usage rates are per 1,000 gallons actually used. There will be an increase in the base of \$70.00 each half per the meter size for water. The new rates are as follows: 5/8=\$135; 3/4=\$148; 1=\$174; 1.5=\$226; 2=\$278; and 3+=\$330. There is no proposed increase in the sewer meter at this time. With respect to water usage, there will be an increase of \$1.90 from \$4.65 to \$6.55 per 1,000 gallons actually used. With respect to sewer usage, there will be an increase of .50 cents from \$5.35 to \$5.85 per 1,000 gallons actually used.

Edith Worcester asked if the \$135 includes any gallons used? The Board said no it is a flat rate. She asked if this is what is needed to pay the bonds. Chairman Tholl said this amount that is being charged is this is what is needed to pay the bonds and run the departments.

Sally Maroon asked if we have a residential rate and a commercial rate? No, we do not. Would that be a good idea? Mr. Larson said that there are only 12 communities in the entire state who do a commercial rate. With the new rates we are economically balanced and will be able to cover capital costs for misfortune or breakdowns. If we had a major breakdown in the past, we would have had to borrow to pay these costs.

Tom Ladd asked how we measure sewer usage? Chairman Tholl replied that it is based on water usage.

Stanley Holz said he thought it would be a good idea to come up with a guideline for cutting back on water usage. There are many ways to cut back on water usage, i.e. water saving toilets. Nice to have guidelines with what people would be able to save if they institute these measures. Peter Corey said we might be able to consider offering rebates and incentives. The less water we have to pump the better it is for everybody. Rob said he would look into something like that. Rob said 1 gallon of milk

costs \$1.50 to \$3.50 a gallon water at the grocer story costs .50 to 1.29 a gallon, and a gallon of water is at .006 a gallon. This is still a pretty good deal when you put it in perspective.

Edie asked if having The Summit cone on line help at all. Peter Corey said that the more users you have then you share the costs over a larger base.

With the new water meters, is that going to help anything? Fred Ingerson, Water Superintendent said we will be able to find leaks and issues ahead of time. It will cut down on the time it takes the employees to read meters. Fred said we will hopefully be able to do more readings and let people know they may have a leak. Fred has a continuous leak report of 35 days consistent with so many hours a day. It will help.

The Public Hearing closed at 7:00 p.m.

A motion was made by Peter Corey to approve the water and sewer rate changes as proposed effective immediately. The motion was seconded by Stanley Holz. Roll call vote: Corey: Yes; Tholl: Yes; Holz: Yes. All in favor, 3-0. Motion passed.

Katie Kopp and Sally Maroon attended the meeting to discuss the Brown Street Furniture building and the status. Bob Stiles had asked them to come tonight. The EDC would like to facilitate getting something in that building. They have been in touch with the owner. He said he had the environmental report, but he needed to find it. He said it was a very thick report. He would like to wash his hands of the property. He is interested in selling it. Would the Town have any authority to see the EPA report if you were considering taking the property back? John said in order for us to see the report, he would need to give it to us. We want to know what is there before we purchased it. It was suggested that he may want to contact a real estate agent to list the property. Peter said last summer he had a gentleman approach him about that property. He was looking for a place to locate a light manufacturing plant. Peter got together the requested material. The gentleman went and looked at the property and Peter never heard from him again. Stanley said if the environmental study comes back clean, the Town may feel the property would be more of a liability than an asset to the Town. Stan said, personally he doesn't see a lot of upside to the Town owning it. The EDC is just trying to facilitate something in a positive way. The Selectmen said if someone wanted to create a light manufacturing business and create some jobs, the Board is willing to work with them on the past due taxes. The Selectmen are not in the business of being a real estate agent.

A motion was made by Peter Corey to approve the Selectmen's Meeting Minutes of March 25, 2019. The motion was seconded by Stanley Holz. Roll call: Tholl: Yes; Corey: Yes; Holz: Yes. All in favor, 3-0. Motion passed.

Rob Larsen, Public Works Director, said we need to remove the spruce tree on the common. The tree is dying from a fungus. It is starting to lean towards the street, and it is an opportune time because of the Route 3 water work improvement project. It is a good time to do it now. They are planting four to five new trees on the common. It has been decided they are going to be a Sunset Maple, green in the summer and blazing red in the fall, and Crimson Red, a red leaf tree year-round. These are the trees that the common committee has requested. They are recommended by the Extension Office. They will be good size trees—a decent tree. That spruce has got to go. The Board is ok with removing the tree.

A motion was made by Peter Corey to enter into non-public session at 7:30 p.m. pursuant to RSA 91-A:3, II(a) the dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted. The motion was seconded by Stanley Holz. Roll Call: Corey—Yes; Tholl—Yes; Holz—Yes. The Board entered non-public session at 7:30 p.m.

The Board adjourned from non-public session at 7:50 p.m.

A motion was made by Peter Corey to enter into non-public session at 7:50 p.m. pursuant to RSA 91-A:3(II)(e)&(I) – Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against this board or any subdivision thereof, or by or against any member thereof because of his or her membership therein, until the claim or litigation has been fully adjudicated or otherwise settled and consideration of legal advice provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present. The motion was seconded by Stanley Holz. Roll Call: Corey—Yes; Tholl—Yes; Holz—Yes. The Board entered non-public session at 7:50 p.m.

The Board adjourned from non-public session at 8:30 p.m.

The Board approved expenses in the amount of \$659.95 for reimbursement for the Whitefield Adult Recreation Program. This reimbursement will come from the trust created for this purpose.

The Board approved two corrections to the March 11, 2019 Selectmen's Meeting minutes, which were previously approved: Page two – third full paragraph, second to last line, remove "not" before upheld at this point and after SEC. Page Three, last paragraph, second line, add "not" after Board and before to make a decision.

The meeting adjourned at 8:40 p.m.

