

Selectmen's Meeting Minutes

Monday, June 28, 2021

At the Selectmen's meeting held on Monday, June 28, 2021 at 6:30 p.m. the following people were in attendance: Peter Corey, Shawn White, and John Tholl.

Chairman Corey called the Meeting to order at 6:30 p.m.

Others in attendance: John Ross, Jr., Hubert & Patricia Smith, Rob Larson, Fred Ingerson, Melissa Farrow, Sondra Brekke, Rick Wright, Tom Ladd, Fred Anderson, Shane Morton, Sara Dunn

New Business:

Refinancing of Town Hall Loan

We had an offer by Woodsville Bank to reduce the interest rate on the town hall loan for the remaining principal. We accepted the offer from Woodsville Bank, and Passumpsic Bank asked if we would accept an offer from them to retain the loan. We asked each bank to provide us a sealed bid, and whichever offer is the best offer is up for vote. Peter Corey said he is recusing himself on this as he has a professional relationship with both of these banks.

Woodsville Guaranty Savings Bank:

Loan Amount Up to \$419,000

Semi-Annual Amortizing Payments due every July 1st and January 1st

Final payment due at maturity on July 1, 2034

Fixed Rate of 2.125%

Passumpsic Bank:

Rate Modification of existing loan: 27 semi-annual payments @2.60% - \$18,201.83 effective 7/1/21 payment

John Tholl made a motion to accept the offer from Woodsville Guaranty Savings Bank at a fixed rate of 2.125%. The motion was seconded by Shawn White. Motion approved, 2-0. Peter Corey recused himself.

33 Elm Street:

Peter Corey said this is a tax deeded property that we offered for sale to the abutters at a price of \$9,000. We did not receive any interest from the abutters. It was decided to put it out to bid for sale with a minimum bid of \$5,000.

Junkyard Complaint:

Hubert and Patty Smith were in attendance at the meeting. He said he lives 218 Lancaster Road. Across the street from him is a junkyard that we all know about. When you travel up Route 3 you see it. Is there anything the town can do to help him straighten the situation out? He pays over \$4,000 in property taxes and for over 66 feet he is looking right at a junkyard. The Board can see where he is coming from. Peter Corey said we have discussed this in the past. There is an obscure DOT law that we have talked about which addresses things like that within a right of way. Shawn said some of the stuff appears to be in the right of way. We can send him another letter. We can reach out to DOT District 1 and see what can be done on their end. Mr. Smith said he is pretty sure that there are at least six unregistered vehicles in the yard. Chair Corey said that we can have the PD investigate vehicles on the property to see whether they are registered or not. Can the town come up with an ordinance? Peter said we could create an ordinance and vote on it at the selectmen's meeting. In the past there has not been a lot of support for that. The challenge with the ordinance is it is difficult to define what is junk under the law. What is junk to one person may not be junk to someone else. It is difficult to take someone to court. Peter said there are limits to the amount of material you can have on your property. Those limits are high, and we have looked in to it in the past. We could do an ordinance, but it is hard to enforce it. Sondra Brekke said it would be something to fall back on, and it may get better if you had the ordinance. Shawn said you get different boards and they view it different. We will do these things first and see if it gets any better: send the property owner a letter, pd check on unregistered vehicles, and check with NH DOT on any laws. We can look into creating an ordinance. Chairperson Corey said he appreciate them bringing this matter to the board because it is important to have public support when we have to take action.

Assignment of Lease related to the Wireless LINC equipment at the Bray Hill Water Tank to Netafy:

Peter Corey said he is recusing himself because he works for the company who owns that broadband tower. Peter said they are divesting themselves from the towers. They are going with a for-profit company, Netafy. They have 2,600 customers in Coos County. The current lease has a requirement that if it is to be assigned to another entity that is a non-profit then the town has to provide written permission to allow that. The Town has to decide what they want to do with the tower. Peter can provide information, but he can't speak for Netafy. The town does not get any type of lease payment currently. Shawn said he would like to see the opportunity to provide free internet service to the town building. Wireless Link is broadband wireless. What about services for the water lines? Possible for them to assist with communication costs for that? Fred said we currently use phone lines. Rob doesn't know the technology on that tower. Rob said he would encourage a lease for rent fee arrangement. They could put in at no cost and provide services to the Town. That is how the Town of Dalton got their internet. Peter said it was done when there was limited broadband. There are about 30 sites currently. One of the sites actually receives a monthly lease amount. When the towers originally went in it was to provide internet to the public and to get broadband to the public. It was a non-profit at that time and

there was no income. Shawn and John said that they would like to see some sort of service for hosting the tower. Shawn said we also should have some sort of bond or surety to take that tower down when it is not needed in the future. Peter will communicate that to Mr. Dawson at Netafy and see how he feels about that.

Department Head Meeting

John Ross, Jr. – Fire Chief

The state has changed RSA:128, which talks about health officers. The Town needs a board of health. It can consist of the Board, the Health Officer and a Deputy Health Officer. They have to meet once a year and fill out a report once a year. John said he can serve as the secretary and chairman. John said he would like to recommend Alan Smith to submit his application to the state to be the Deputy Health Officer. There will be some mandatory training he can take out of his health officer budget. We can include a small stipend for him next year.

Rick Wright asked if this a requirement for all towns? Fire Chief Ross said yes, it is. Cities are exempt because they can do more being a city. Rick stated that Dalton will have to do this too.

Chief Ross said that we had some shifts where DOT did not have any manpower so they had to shut down and those shifts were transferred to Grafton County. We were able to link them into our system, and things seemed to go well. Hopefully by August 2nd we will go live. Grafton has been great about working with us on this. They received funding from a grant for the microwave signal from them to our system.

Chief Ross said that on Sunday we put the new power load system, stretcher in place so that is all up and running. That warrant article is complete. Can we do something with Eversource to get an audit of the fire station? Ever since the new lights went in, our electric bills have gone up. The new lights are supposed to save money. We will ask Eversource to do an audit. They can measure that easily. John is wondering about the circulating pumps, which were running 24/7. We will find out if someone is going on with those. There is only one big pump that was running. There are two for this building and a small one for John's building. They were running full bore all of them until they were all shut down a couple of months ago. Currently nothing should be on with those circulating pumps.

Chair Corey reviewed a write-up that Courtney sent in as she could not be here tonight. The Library captured two grants for expanded summer staffing and expanded hours, and a new on-line library system. That is great. Peter asked Melissa to reach out to Courtney in reference to using the Highland Street field. Melissa said it is her intention to go back to the Rec Field. She sent a list to Rob of items that needed to be taken care of before they can go down: the play structure needs to be fixed, is the water and sewer hooked up. Fred said the water is hooked back up. Rob said all the work has been done. The swings should be done today or tomorrow. Melissa said that Courtney needs the little gazebo they have for shelter. Melissa said they are

waiting for everything to be completed before we go down, and Melissa said she needs to clean out the building and be sure everything is safe.

Courtney said the library hours have been updated. Sunday is the only day they are fully closed. Courtney has Ideas on how to spend \$21,000 of the covid money, and we will include her in that conversation when we discuss it. Courtney has some questions about paying for outside work on the building and around the building. There is \$6,500 in the library building budget to do the step repairs. They cut a tree and where they put the bench assembly the roots were going into the foundation. Courtney was concerned about other trees are going into the foundation as well. Rob thinks we need a professional service to look into this. Rob said there is technology to view the roots.

Melissa Farrow – Recreation Department

Today was the first day of the summer program. Melissa said she has the option to move back to the rec field, and she feels there is more for the kids to do there. Melissa asked Fred about a spicket because it was taken away and never put back. It was removed because it was damaged. Melissa said everything they put out up at the Highland Street Park gets destroyed. Here at the town building they don't have play structures or grass immediately available. Melissa said it saddens her that we have to lock everything up like Fort Knox. The kids are upset when things are destroyed. Melissa has spoken to Ed about this issue. It was suggested we may want to put the water spicket inside the building, and she could run a hose out the building. Rob said we can add an inside spigot to they can control it. We will have to hire a plumber for that, and we will figure it out. Melissa said that they are working with the library, and are hooked up with them on Friday. Have some field trips this year that the kids are excited about. Busing is astronomical, \$5600 just for what we have planned. Baseball season went great. Did not go over budget. Shawn said the public works crew is very busy. Maybe Melissa could find someone to put up the soccer nets. The meter on the telephone pole needs to be repaired. Rob said he will contact Eversource for that. The board asked Melissa to let Courtney know when they are ready to go.

Rob Larson – Public Works Department

Rob said the solar grant was originally for the fire department and we added the town hall. We pulled it back because the library wanted to be included. Had the site and structural surveys done. Getting proposals from 3 different solar companies. Has to be submitted in September. If we get the grant, we would be awarded in March. Mossy asked to see a plan for the fire station. He is wondering if they need to do anything to the roof before they put the panels up? Every year we are fixing the fire station roof. Rob will reach out and ask them the questions. John Tholl asked if we needed a new fire station roof? John Ross said that the screws come loose around the chimney. We don't want to put up solar panels then have to do the roof. Rob said that we wouldn't do anything with the solar project until after March, 2022. Peter said that

maybe if the roof is a problem, it will need to be addressed and it could be replaced. We should get a professional to look at it. They do put solar panels on metal roofs, and for any steel roof you have to tighten the screws. They have a sealer and adhesive so they don't come loose. The new roofs are warranted for 15-20 years, which is about the life of the solar panel. Rob said he will reach out to some folks to take a look at the roof.

Rob said we lost a pump at the sewer station at Brown Street. We also had a problem with another pump that was bound with a pair of blue jeans. Also discovered that there used to be a basket to catch that solid waste and guard rail to empty. That basket and guide rails have not been maintained and have virtually rotted out. It is rotted and gone. Shawn said it wasn't there when he was here. This has been gone a long time. Shawn thinks it was removed. Rob said the pumps are at the mercy of what comes through the pipes. Rob said they going to use scrap material and build a basket to go on the guide rail to have a basket assembly. H2O will maintain it and keep it clean once a week. Willis has been fantastic. Pump station is being re-worked. Kohler propane generator is going to get moved to Brown Street. That process in starting to get initiated. In final stages of redoing the process building with new siding and new window frames and all the rot has been replaced. Pulling that generator out and redoing the inside. Have a whole new lab and office space. New lighting and such. That building will be up to par. Finished paving will be done in March. We are running the new process now as a tuning up of the equipment so we will be creating cake at the end of next week. First week of July we will be shipping cake off. Mini trailer and dumpster will be here the end of August. It is being built in Florida right now. We won't have a contract with Casella or Normandeu to truck the material. We will do it ourselves with a 10-yard, self-contained dump on a trailer—a self-fed trailer and estimating it will take about two weeks to fill that 10-yard dump to full capacity. It will be about one trip every two to four weeks. All the bids for hauling sludge were thousands of dollars every month. Rob said the grant paid for the trailer and we are good to go. The way the building was located, you couldn't back a 40-foot trailer and truck into that building because you would end up in the lagoon. Shawn said in the contract with H2O they are not responsible for the pump stations. Shawn said the pump stations have always been contracted with the sewer treatment plant. We did turn that down. \$86,000 was doing the whole collection system. It should be very minimal, mainly when a pump goes down. Rob said he talked to Jefferson Tolman and have an addendum to the contract and they are more than willing to do that. We will also need to add in the septic tanks at the Mt. View because Josh had been maintaining those. We have been paying the costs for that and Dick Harris. Grandma's recently lost an air pump on the bubbler. These systems need to be managed as well. Rob said when he was up there the first year he was here we did pay for the pumping of the tanks, from that point forward Mr. Diego agreed to pay for the pumping of the tanks because of the grease that was in there. They had an issue with grease traps, and they agreed to pay for the pumping and cleaning of the tanks. Peter said Josh Welch had been managing those tanks and we have paid for them to have them pumped. If he has agreed to do that, it would be nice to have it in writing. Shawn said he is talking about the pump station. The town did all that under a grant. The system was given to the Mt. View Grand.

Anything that needed to be done for repairs and parts was their responsibility. Rob said we just do preventive maintenance to be sure they run.

Fairway Lane fire hydrant – We recently had to make a repair there as we had a major leak. Question came up as to who owns that fire hydrant? Fred said the town doesn't have any records when this was put in. Fire hydrant was there and it was lead jointed with a section of cast-iron pipe and the rest of it is a cement asbestos line. Fred said he doesn't know who owns it. At 16 Fairway Lane there is a hydrant on their lawn. They want it gone. Doesn't serve any purpose as far as fire protection goes. Shawn said do we want to take possession of fire hydrants? Fred said the Summit owns their own hydrants.

Rob would like to terminate that connection. Fred said there is not a need to have a 6- inch line. Does the fire chief have a need for a six-inch line? Replace it with a two-inch line rather than a six-inch line and put the hydrant back to the road. That hydrant is on their lawn and we don't know what is connected to that hydrant. The water main is not traceable because it is asbestos. Rob said if we don't have a problem terminating that hydrant, we will do what we can do to terminate it. Only shut off for that entire line is by the Mt. View Road. What if we do nothing? Rob said we can't do nothing knowing that there are lead joints. Peter said he would just say don't touch it. It is not a town-owned line. Rob said they are working on the punch list for the water project. Shawn said the one at the bottom of Prospect Street is sunk again. Water flowing through that stone will cause a problem. Rob said they will have them excavate that one. Water coming in from someplace around the pipe. Peter said before we decide what the unused funds are going to be spent on, the board would like some involvement. Would like to finish up that stretch of Union Street, and we have talked about using that covid money. We are waiting to hear from District 1. Rob has been working with Alex. State is trying to get approval for that piping. Before any decisions are made for leftover money, the Board wants to be involved.

Rob said adding a water meter on a private line for a new house. Rob sent an email with the water ordinance highlighted for that. Rob said according to the ordinance that has to be denied. Shane Morton and Sara Dunn were in attendance. Shane said the water line got put in during the late 80's. His house was the original one hooked up then they hooked up Carl and another piece of property, and then hooked his barn to the house. They wanted to separate the line from his house to the barn and put another building on it. Shane wants to add a building to it but it gets metered to his barn through his house. Never had a shortage of water. It is going to a new building that is owned by Shane. Fred said it is private line that goes down there and feeds two places he owns, two different sub-divided lots and another neighbor have hooked in there at some point. Looking to add an additional line to another lot. Shane says it goes through his house, and the water line is already there. The water line runs through his house to the barn. His garage and house will be metered. We are talking about a privately owned main. Rob had a concern if that main ever leaked. We wouldn't know if we had a leak. Peter said it meets the criteria of coming off a privately owned main. As long as the line comes off and doesn't cross any property lines it is ok. Rob said he would recommend upgrading the line. Fred's concern is

he is going to run out of pressure. Shane said we don't have that issue now. Fred said those lots are three different owners. We won't know who owns the private water line. Ted and Barbara Ingerson created that water line. Shane said he is solely responsible for that. Shawn said Shane may want something to go in his deed. Peter said in a normal sub-division, there would be a homeowner's association. Rob thought that other lot was a new purchase. He just needs to go back to the planning board. It will be a new normal installation installed with the right materials.

The Board thanked Shane for his work at the ballfield.

John Ross, Fire Chief said that Rob said he is hurting for help at the transfer station and highway. All of the fire department crew are town employees, and if he has a guy who is off he would ask them to go work for Rob. Shawn said we have done it in the past. Transfer station does require certification. It is not mandated upon hire. We can work around that part of it. Peter said he would rather have someone from the fire department then pay overtime for the highway.

Rob said that they are working on a new schedule for the transfer station. We haven't changed anything yet as we are trying to solve the help issue. Peter said we should be looking at what is convenient for the public. Rob said we are looking at: Tuesday 8 to 5; Friday 8 to 4 and Saturday 8 to 4. Melissa asked it is really going to be open until 4pm? Melissa said she no longer goes to the transfer station, but when she did she has showed up at 3:50 and the gate was closed. Sondra said that has happened to her as well. She is all for being open those three days. When it says 4pm you don't shut that gate until 4pm. Rob said he would check into that.

Sondra Brekke wanted to ask about the recycling. Rob said the prices are starting to go up which is encouraging. Mixed paper or catalog paper we are not doing at this time. It is costing us \$30 to get rid of it. It goes in the pay-per-bag so people are paying for it. Shawn would like to see people recycling again. Rob said right now it is \$10 a ton to get rid of it, but that does not mean they will take it. When it is convenient, they will take it. Rob said we have no storage for it. It is logistics. Rob gets updated prices every two weeks and prices are starting to go up. They need to have a market for it. Where does he store those materials? Rob said he wants to recycle too but it is the economics of it.

Shawn said he still sees a bill for a cell phone that he does not believe is being used. He thought Rob was going to take care of that. We have been paying for the line which is not being used. Rob said Nick may end up with that phone. Rob said he will discontinue it if it is not going to be used.

Fred Ingerson – Water Department

The Board signed an Agreement for Inspections & Interior Cleanings of water storage tanks in Whitefield with Underwater Solutions, Inc.

Damage done to the Robinson well roof. Somewhere the roof got hit next to the porta potty. New flashing was damaged.

Ball field – new hook-up – do we send up a bill for a hook up? We have the power to wave it. The Board agreed to waive the hook-up fee. Are we hooking the sewer to the manhole? Rob said that yes, and we are going to get an actual easement.

Department Head Meetings: Peter asked the other board members if they would object to moving these to a once every other month event unless there is something that needs to be taken care of before that time. The board agreed this is fine, and if department heads need something sooner, let the board know.

Selectmen Committee Updates

Planning Board: John Tholl said the last time we met we went to an in-person meeting. John said it is difficult for him to make both monthly meetings.

John said he was assigned to the withdrawal committee for Carroll, and the committee is meeting Thursday to finalize the report and tell Carroll we are not going to recommend they withdraw from the SAU including one person from Carroll who voted not to recommend to withdraw. If we voted to let them withdraw, it would be a huge tax impact for Whitefield taxpayers.

Airport : Shawn White said they have done some repairs to the terminal building—they put new cedar shingles on as the old ones were rotting and falling off. They recently held election of officers, reviewed fuel prices, lights on the runway are working good, and whoever did the plowing this winter did a very good job with only two lights taken out. The commission talked about the labels on the fuel tanks. Jay told Fred he was working on the BMP survey.

EDC: Peter Corey said the most notable discussion was the board members were made aware that in the past the airport was looking for monies to match a design grant for the jet fuel station and were having difficulties getting the match. WEDC was going to reach out to Jay Ennis to have a discussion to see if there is a way WEDC could make up a portion of that match if they still desired to do that design grant.

Shawn White made a motion to accept the Selectmen Meeting Minutes of June 14, 2021. John Tholl seconded the motion. All in favor, 3-0. Motion passed.

Peter Corey said we have some new business that was not on the agenda. We were notified late last Thursday about the NH DES public hearing on July 14 at 3:00 pm at the WMRHS to accept public comment related to the the Granite State Landfill, LLC, proposing a project to impact approximately 17 acres of wetlands for the construction of a new landfill in Dalton. Question is do we the select board wish to make a statement and appear and make a public comment? What might those comments be? Peter said he read through the application, supporting application and response from DES which constitutes 100 pages of data and information. Peter is still trying to

formulate what our comments might be given what he read. The questions Peter had have already been addressed in the report. This hearing is not going to address truck traffic, property values, etc. This is really related to site selection, ground water, surface water, habitat, etc. Shawn said his concerns are not at that process yet. His concerns are traffic and everything else. This process does not deal with any of that. Shawn said he wants his voice to be heard and heard strongly when it is appropriate. His reasons for comments are not appropriate at this time. John is not sure if we have standing in a wetlands permit in another town. What are the potential impacts in our municipality? Delineate what those concerns are. He is still formulating it in his head. Mr. Wright and Mr. Anderson are here and are very concerned about it. Rick said they can at least as a minimum reflect the town's notification that was stated by the non-binding referendum in the warrant article in May of 2019. The town stated at that time what their concerns were. The board said we don't mind sending the letter out that we sent to the Governor's office and other officials back in 2019. Rick thinks that would be a prudent thing to do.

Mr. Anderson said what is going on with the intersection and across the street at the summit and at the fire station with the traffic is a major concern to Whitefield. His concern is we said wetlands and Whitefield has no wetlands involved in this, which there are wetlands involved. Peter said none that are directly impacted. Shawn said he looks at the application and wetlands impacted are right there in Dalton/Bethlehem area. He doesn't see Whitefield has any wetlands impacted. Peter said he can't refute the studies that have been done and data they have provided. That is up to the experts. Shawn said we can throw a whole bunch of spaghetti and see if it sticks, but what is tangible and real and what we can have an effect on is the traffic. Mr. Anderson said the people at Forest Lake will be impacted. The documentation submitted by the landfill in their view is not correct. Hydrologist's report of the ridge underground is bogus. The board said Whitefield does not know that. That is up to the hydrologists and experts, and we are not going to hire anyone to do that. Peter said we will put something together to submit.

Shawn asked that all department heads be given a copy of the procurement policy and have them sign off on it so we have a record that they have received it and signed it.

A motion was made by Shawn White at 8:25 p.m. to enter non-public session pursuant to Non-Public Session Pursuant to NH 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. Non-Public Session Pursuant to NH RSA 91-A:3, II(e) – 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 NH RSA 91-A:3 , II(l) 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 John Tholl. All in favor, 3-0. Motion passes.

The Board entered non-public session at 8:25 p.m.

Adjourned from non-public session at 9:55 p.m.

The meeting adjourned at 9:55 p.m.