

Selectmen's Meeting Minutes
May 13, 2019

At the Selectmen's Meeting held on Monday, May 13, 2019 at 6:30 p.m. the following people were in attendance: John Tholl and Stanley Holz, Peter Corey participated via conference call.

Tim Overhoff of 16 Littleton Road attended the meeting to discuss a letter he sent in reference to an issue he had with this water meter billing. He said he had a little confusion with his water and sewer bill. Tim said he sent an email to the Board of Selectmen and that the Director of Public Works responded and offered a solution in his response. Stanley said he thought it was a fairly equitable response. Tim said that for 18 years he had a water meter that was bigger than what a residence should have. Tim said he was never notified of this. The Board explained that the resident at the time had the meter installed, and they decide the fixture that is required. Tim said wouldn't it behoove the Water Department to tell the residents that they are over-paying for the water meter. John said that was the size of the meter that was requested at that time. Stanley said if the usage has been consistent over the years, we wouldn't be alerted to anything. Fred Ingerson said we will see high usage when we read the meters. John said his memory is that location had service from the main meter to the cabins back quite a while ago. Tim said the stipulation when he bought the property was that the water and sewer was installed when he purchased the property. Fred said from what he has seen, it is one water line that goes on to the property that tees off to the cabins. There were two meters and he recently added another meter when he completed another one of the cabins. Stanley said we would have no way of knowing if his usage was unusually high. Tim said that when he sent the e-mail it was to the Selectmen and he didn't get the response from the Board. Stanley & John said we would need the response from the Water Department—they have the knowledge and that is why we referred it to them at the time we received it. Tim said he sees he is not going to get anywhere so he will just move on. Rob Larson said there was no meter on that second cabin. Rob said he understands his frustration, but the other cabin never had a meter. It should have had a meter all along so for 20 years that never had a meter. He now has got a 5/8 meter in his primary residence and two meters on each of the cabins. Tim said he did get charged the flat rate, which is double from what the other cabin's usage was. Tim said he had a meter, but Fred said there was not a meter installed when he was charged the flat rate. The new meter project is correcting that issue. Fred said another solution to look at is instead of three separate meters and three separate charges he could have a meter pit put in and branch off to the three locations. He would be responsible for the installation of a meter pit, but in the long run that might be his best option. Peter said he likens it to the electrical service you get from Eversource. The electric company doesn't determine what size electric panel you put in. The homeowner decides that with their electrician. This situation is similar to that. The homeowner at the time decided they wanted the larger meter. It is not the utility's responsibility to go back and look at what size meter you have. Fred was able to give you some advice and you can make that change if you want. Peter suggested you do it in consultation with a plumber. We will provide you the connection to the main. It may be worth looking into the meter pit. Fred said we can give him some suggestions on where to get the meter pit, etc.

Dave Scalley attended the meeting to review his water bill. He apologized for coming in so late since October. Dave got a water bill for an apartment complex at Foster Drive. It was high usage of 266,000 gallons. He usually uses 77,000 gallons. A toilet was running, and Dave said he spoke with Fred and Peter Corey about it. Dave is asking for some type of forgiveness. Dave said in Twin we read the meters four times a year, which helps prevents people's bills from getting out of control. Dave said they usually

pay around \$700. Does the Board have any consideration in helping out with this? Dave said we read every quarter in Twin Mountain to prevent this from happening. Peter said he certainly wouldn't want a water bill of that size, but the challenge is the way the ordinance reads is that all water that goes through the meter is billed whether it get used or not. In the past with unusually high usage, we have abated some of the sewer usage if the water didn't go in the sewer. We have not abated the water bill because of the wording of the ordinance. We had to pay to treat the water and pump the water. Peter thinks the homeowner has a way to keep track of their usage on the meter. Dave said they do now because of this, they check it every week and check every building to be sure. Dave said he helps out and does a lot for the town and hopes we can acknowledge some of that and help him out with this. Peter made a suggestion in deference to Dave's schedule, we shouldn't worry about any late fees. We should abate the late fees and interest. Seeing it was clear water that went into the sewer system, Peter said that he would suggest we abate half of the additional sewer amount, but he still believes we have to charge for the water. We have never forgiven that for anybody and would set a bad precedent. Dave said he would like to offer the following compromise: he said he would pay his normal sewer bill which was 375.40 and he would pay the entire water bill at the 1599.50. Peter said that he would suggest as a compromise that would be fine, as long as the payment is made within the next 5 business days, and we will forgive the penalties and after the five business days the penalty applies.

Stanley made a motion that Dave Scalley pays \$375.40 of the sewer bill and the full amount of the water bill \$1,599.50. The motion was seconded by John Tholl. Roll call vote: Tholl: Yes; Holz: Yes; Corey: Yes. All in favor, 3-0. Motion passed.

Dave had another request for a forgiveness of a \$150 fee for a temporary handicapped access ramp for Gerry Pons. Peter said we checked with NHMA who said that the decision needs to be made by the Planning Board. Dave said the Planning Board already said no.

Chairman John Tholl called the Public Hearing to order at 7:00 p.m. Pursuant to NH RSA 41:9-a, the Whitefield Board of Selectmen will hold a Public Hearing on Monday, May 13, 2019 at 7:00 p.m. at the Whitefield Town Offices located at 56 Littleton Road, Whitefield, NH, to discuss the adoption of a new Planning Board permit fee for Recreational Vehicles in the amount of \$30 and for an increase in the cost of the pay-per-bags for the transfer station. The cost of small bags will increase from \$10.00 to \$12.00 for a roll of 10 bags and the cost of large bags will increase from \$15.00 to \$17.00 for a roll of 10 bags.

Peter said as everyone knows, we adopted at town meeting by a ballot vote that we would be having a permit for Recreational Vehicles. We have been experiencing problems with people and individuals who are now turning RV's into permanent residences and circumventing taxation. Part of what was adopted was language which states there would be permits required so the planning board has worked for the last two months to write a permit application, which is now complete and the Board recommended that the fee for said permit would be \$30.

Shawn White asked if a person has a camper parked in their yard is there a fee for that, and Peter said that it is not for campers parked in people's yards.

Stanley made a motion that we approve the adoption of a new Planning Board permit fee for Recreational Vehicles in the amount of \$30 fee. Peter second the motion. Roll call vote: Tholl: Yes; Corey: Yes; Holz: Yes. All in favor, 3-0. Motion passed.

A motion was made by Stanley Holz to increase the cost of the pay-per-bags for the transfer station. The cost of small bags will increase from \$10.00 to \$12.00 for a roll of 10 bags and the cost of large bags will increase from \$15.00 to \$17.00 for a roll of 10 bags. The motion was seconded by Peter Corey. Shawn White said that he discussed this when he worked for the Town. Shawn said the bags we have and what we currently charge covers the transportation and disposal fees. The whole reason people did this was to get people to recycle. You can hire a disposal service to come up and pick up your trash for \$6 a week for six bags. There is no recycling, people just throw their garbage in and you can get a dumpster for \$30 a month. Shawn said he feels by increasing those fees, it just discourages recycling. Shawn said it is a slippery slope. Shawn spent many hours talking to residents and other towns and increasing your fees negatively impacts your recycling participation. Rob Larson said he has done his research. The Town of Lancaster, their bags are \$3.25 and \$3.75 a piece and it has not deterred their recycling. Littleton and Franconia are both over \$4 a bag. We haven't raised our rates in over 11 years but the cost of disposal has gone up over that time frame. Shawn said we pay \$68 a ton for disposal of trash currently. Rob said that we are undercharging for the bags. He said he is starting a proactive maintenance program at the transfer station. There hasn't been a lot pro-active maintenance done there and we want to do that. Rick Wright asked about recycling fees over the years, have the fees increased? Mr. Larson said that metal fees are down and plastics are down. The cost of disposal has gone up. Dave Scalley said he has two questions, where does our glass go for the recycling? Rob said that it goes to NRRRA. Do we pay to get rid of the glass? It is basically a break-even. Dave said as a business owner, he has noticed an increase of random people dumping trash and filling his dumpsters. He would hate to see recycling be discouraged. Shawn White said that 40 tons of glass a year goes to Littleton and it gets crushed for \$20 a ton and we can get the material back to use in construction projects.

A motion was made by Stanley Holz to approve an increase in the cost of the pay-per-bags for the transfer station. The cost of small bags will increase from \$10 to \$12 for a roll of 10 bags and the cost of large bags will increase from \$15 to \$17 for a roll of 10 bags. The motion was seconded by Peter Corey. Roll Call vote: Tholl: Yes; Holz: Yes; Corey: yes. All in favor, 3-0. Motion passed.

The public hearing closed at 7:07 p.m.

Mr. Larson Public Works Director had some paperwork to be signed by the Board of Selectmen:

Agreement for Engineering Services with Horizons Engineering for the Water Asset Management Grant Amendment to Owner-Engineer Agreement for the Wastewater Treatment Plant upgrade.

Release for an energy audit for all the town buildings.

A public hearing was called to order at 7:15 p.m. to review the proposed updated Sewer Ordinance. The ordinance has been posted online. We basically completely redid our old ordinance, which was very outdated and replaced it with this new ordinance, based on the NHDES model sewer ordinance. NHDES has given us their input and approval. John asked for questions. Stanley Holz made a motion to adopt the ordinance as proposed. Peter Corey seconded the motion. Roll call vote: Tholl: Yes; Corey: Yes; Holz: Yes. All in favor, 3-0. Motion passed.

John Typadis and Demetri Typadis of Oak Square Partners from Boston attended the meeting to discuss a solar proposal. John Tholl said that he mentioned this to the airport commission and they felt the

parcel of land to the west of the airport at the corner of Hazen and Airport Road on the southeast corner would be adaptable for this project.

Mr. Typadis said they would like to expand the idea to capture as many parcels of town property. They are a Boston based energy developer most active in Massachusetts and Rhode Island, who have more incentive programs than New Hampshire at this time. They want to explore more opportunities in NH. They identified a 72 acre town-owned parcel on Airport Road across from DG Whitefield that they believe would be a good fit for solar. He said they would be open to exploring any other town owned sites as well. They would be willing to lease the property for about \$5,000/mw a year and offer a payment in lieu of taxes. He said their goal is to develop the largest possible system size on the site in order to maximize the revenue potential to the Town. Mr. Holz asked what the status of the interconnector there is? Mr. Typadis said we can leverage the existing infrastructure. DG Whitefield is in the process of shutting it down. Mr. Typadis said that we may need to suggest an application to determine that. The Board asked if they would consider leasing the land per acre rather than per watt. That can be more consistent for an income projection for the Town. Mr. Typadis said they have to make their project work. On a per acre basis, we have to delineate what is usable and what is not. At the end of the day part of the process in entering the Q, you have to know what size you are planning on doing. They hope to secure site control to sort this out. John Tholl said there is a move afoot to turn the property into a town forest. Peter said he has a couple of questions: thanks for coming forth with their proposal. The Town is interested in solar development. We put out a RFP asking companies to come up with imaginative proposals for usage of the town land for solar development so we can benefit the tax base and offset the utility rates. We are very interested and question Peter has is he knows you want site control at this early stage of the game where you are doing investigating and engineering, what would you want from the Town at this point in time or in the immediate future? How far can they go in their due diligence before they can say that we are going to choose you for the project. Mr. Typadis said the challenge is balancing their exposure. The easiest way is we allot some time, 12 months is a nice round number, 6 months is going to be eaten up by the utility. In that 12-month period a lot of things will happen. After that they would be fairly confident about what they can do. They would like a 12 month option to lease this parcel and any other parcels that may be identified. They are thinking within the next 90 days they would ask for a no-cost option and get the details shaken out. We would know if we had a feasible interconnection and what that interconnection would cost and then we would ask for another 12 months to complete the environmental permit and local permit. Stanley said it would be a smart move to get in touch with Mr. Larson and see what available town property there is. They looked at four properties today and two are the ones John mentioned. He can provide us with a list of what worked and didn't work. Peter asked about portfolio what other properties have they developed and have they done capped landfills. They have permitted 5+ MW in Mass and Rhode Island on private lands. They did rooftops, pole mounted projects, and landfills. They have worked with the capped landfill in Lennox. They have pilot arrangements in other towns. Peter said that we are intrigued and excited as this is the direction we want to head. John said that once we get something firm on the table, we will take a serious look at it and have our attorneys take a look at it. There is another developer who is working with a private landowner nearby who is moving forward with a 25 acre development in that same vicinity. Peter does not know where that is. Peter has heard that Eversource has said there is no space left on the interconnection. Mr. Typadis said they would need to find out from the utility what space is left. They hope to get us something in the next two weeks.

Robert Larson had a loan/grant application for the wastewater asset management program that the Board needs to review and sign. He said that it is the exact same application as the water department asset management application. It is pretty standard stuff.

Mr. Larson had a proposed Employment Security Agreement for the employees that he would like the Board to approve. John Ross, Fire Chief, asked for the Department Heads to have a chance to review this before it is approved. The Board agreed that the Department Heads should review this as well.

Mr. Larson discussed with the Board repairs to be made to the Robinson well and funding is to come from the Brown Street project. He said we may have enough funds left to still complete the Brown Street project but there is no way to know at this point.

A motion was made by Stanley Holz to approve the minutes of the April 22, 2019 Selectmen's Meeting Minutes and April 25, 2019 Non-Public session. The motion was seconded by Peter Corey. Roll call vote: Tholl-Yes; Corey-Yes, Holz-Yes. All in favor, 3-0. Motion passed.

Shawn White asked about leasing a loader, which was included in last year's budget. He said that he knows prices are going up on loader leases. Rob said the answer is yes. He has spoken with Milton-Cat and is awaiting on a proposal. It is the same five-year lease Cabot had agreed to.

The meeting adjourned at 7:45 p.m.