

Selectmen's Meeting Minutes
Monday, August 14, 2017

At the Selectmen's Meeting held on Monday, August 14, 2014 at 6:30 p.m. the following people were in attendance: Wendy Hersom, Peter Corey, and John Tholl.

The Dalton residents on Whitefield's town water attended the meeting. They said that they were in shock when they came to the last meeting and heard the figure of \$247,000. They wondered where we came up with that figure. Wendy said we are not here to negotiate how it is done. They aren't Whitefield residents, and we are trying to help them out. If we have a battle, then it is not going to happen. The board explained that the figure was given to us by our engineer, and a copy of the engineer estimate was given to the Dalton water users. Bob Stiles asked if there was something about a two-inch water line. Peter Corey said that the Whitefield Water Ordinance reads anything 2 inch or less is a private line and the DOT doesn't want less than 4 inch lines in the roadway. We already have the 8 inch line available on hand. The cost of the pipe is minimal compared to the overall project cost so going from 8 inch to 2 inch is not going to dramatically drop the cost and it will violate the ordinance and DOT rules. Bob Stiles said if the Board knew about it for two years, then they should have applied for some grant funds to repair this. The Dalton residents said that their biggest issue is the master meter and putting us in an association. They don't know why they need to do a meter pit—why do we need one now? If we do this, we are going to put all new water lines into the houses and it should be good for a long time – why can't we stay with individual meters for the individual houses? Bob Stiles said he feels if we put in a meter for them we open up a can of worms, i.e. Shirlaw Drive, Dick Harris mobile homes, etc. Peter said two inch water lines or below is considered a private water line. Bob said a meter pit just add to the costs. They understand that if another leak occurs it is their responsibility. They feel that the association is an awkward situation. We put the burden on the water users. They will still be responsible for the water line to the end. They agree with that. This is not the only leak that is around. They are trying to come up with a way to fix it and try to do it right. They are being put in an awkward situation. They want to have their own meters after the master meter. They are already doing that, and are wondering why aren't they grandfathered. When they talked about the original two inch line, there was never mention of a meter pit. The issue is the state will not let them put a two inch line down the road. The Dalton water users did not realize it was going to be so expensive. They asked if the Town would allow them to connect a two inch water line on to the town water line if the state allows them to hook up to the town water line. They think they can put it back on to their property and it wouldn't be in the right of way. We don't have to extend the line. Peter said if we are going to put in a line to get you beyond the state right of way that is where our costs come in. If they are not going to contribute to us constructing that line, we are not going to do that. They thought the line could go on their properties so it is not in the state right of way. It would be on their own line so we are eliminating the master meter. We will still contribute the \$25,000. They just don't want to have the master meter. What if we run out to the hydrant and they connect to the two-inch line off the hydrant. 650 feet of 8 inch line and they want to put in a master meter that they will tie in to after that. The Town would still do an eight inch line and run the meters separately. Aaron from Rexford's said he would start at the far end. The Town's agreement was we would do an 8-inch ductile iron line to get them out of the right of way. It was \$75,000 to run that out there and if the users gave us \$25,000 plus the costs of replacing their private lines, it would cost them about \$10,000 per household. It would be like a trunk line in a subdivision with individual lines with a curb stop. We can still have a gate valve at the master meter. If the state will let

them put in a two inch line, would the Town go along with it? They feel this is a better deal. The state won't allow anyone but municipalities and electrical companies to put utilities in the state right of way. We have to do away with the two, one inch lines. Fred said the cemetery doesn't use the town water. Fred made them aware of what is happening so if they want to hook on they can. Dick Harris asked if he wanted to start a new trailer park, can he have individual meters. Edie asked about the Town of Dalton helping out, and they said the Town of Dalton is not interested in helping. If we approve of this, Aaron said hooking into a two inch line would not be a problem. They would like something in writing that it is ok to do it and they are wondering when the Town is going to put in that 8 inch line in so they can get their contractor going. Peter said he is amenable to doing it providing everything after the hydrant is installed according to the ordinance, which means individual lines to each house and curb stops off the private owned lines. Does anyone know where the water line exits the state right of way? Fred said he is not 100% sure. Shawn said he was told that the it was in front of the trailer that Shawn used to own. Bob thinks all those shut offs are in front of the St. Martin house. Do they need a way to flush the line on the end? Fred said if we still have a hydrant the town can flush their part of it. Fred said that would be up to them. Bob Stiles said it would be something they need. They said that they are probably going to locate lines in different spots—are you willing to move the meters? Fred said they will have to hire a plumber to do that. There is no electricity involved. If someone has a faulty meter, would they come in and check it. Fred will check the meters if there is something wrong with them reading. Meters can be sent out and checked and if there is nothing wrong then it is the user's responsibility to pay for that cost.

What is the time frame to shut their water off if they decided to go with wells? It would depend on the leak. Where it is leaking it is a private water line. They asked how we knew the leak was coming from their line, and Fred said they did a phosphate test on the line. The private water line is theirs. When it was put in the state didn't have an objection to it, but since that time the state has changed their requirements. The line from the shut off all the way up is a private water line. They are going to do something. They want a letter from the Town so they can get the financing. Their understanding is that the Town will extend the municipal water main the required distance to get it out of the DOT right-of-way. We will verify the distance and it will be in the letter. Then because it is theirs and they own it they will put in a two inch line they will own and maintain. The home owners will install a two inch line after that point which they will own and maintain. They will install their individual water connections from the two inch line and the town will continue to bill them individually. The sooner we have the funding, the sooner we can get started. The Selectmen agreed to send them a letter.

Sondra Brekke said the community barbecue is Thursday, August 17th at the Trinity Methodist Church from 5 to 6:30 p.m. All are invited.

Edie Worcester attended the meeting to discuss a problem with dirty water that has been going on forever at her residence. She said that Fred is working so hard on this. They end up with rusty brown water. There are so many different things he has tried and nothing has worked. Edie was wondering after reading the minutes for the last meeting where we were talking about the water tanks being inspected and cleaned. It has been a long time since the tanks have been cleaned. Edie said someone told her that the Dodge well tends to come back very high in iron. Edie said that is where her water comes from. She said Fred has tried mixing the water thinking maybe a little more pressure or water would help. She said it appears that it has been a really long time since there has been any inspections of the tanks and any cleanings. Was the Board considering having these tanks inspected and clean? Edie

thinks that it may be something that will help. Edie said it is iron that is in our water. After that Edie is thinking we may have to look at filters on their houses. Edie said it is getting worse. Edie said that her sister never had much problem and in the past month she has had cloudy, yellow water. Edie said that the Nevers residence has it as well. There is not enough people on the line to keep the water moving and that may contribute to the water being dirty. Fred brought it up at the last meeting that it needed to be done. Are the tanks supposed to be inspected every five years? Fred brought that up at the last meeting. He has a cost for an inspection and a cleaning. There are not too many companies who do it. It was like \$10,000 and that price did not include any repairs that needed to be done and that was for only a certain amount of material in the tank that had to be cleaned out. If more materials were present in the tanks it would cost more. The Board agreed that it needs to be done. Fred said he did not get a cost from Welch's yet. The Board said proceed with the company who has done it before. Fred said they actually send divers in to the tank. There is a cost associated with getting rid of what is in there. Peter said he doesn't think we have an option. Peter made a motion that we expend the required amount of funds to perform the inspection and cleaning of the three water tanks as proposed by Underwater Solutions, Inc. The motion was seconded by John Tholl. All in favor. Motion passed 3-0. Edie said that Fred has been a champ working on this problem.

Edie was asking about the airport minutes – are they going to be put on line like the other town boards, i.e. Selectmen and Planning Board. Wendy said she is one person. Technically you have five days to have the minutes available. Wendy said there is no requirement to post them on the website. There is a binder at the airport that will have the minutes in it. It is in the office. Edie said if you have a paper copy, she would be happy to pick them up. Wendy said if the town wants to chip in another \$25,000 to hire someone to run the office rather than just volunteers doing it.

Donald and Betty Gooden attended the meeting to sign the Agreement and Release Enabling Building on a Class VI Highway or Private Road, Harvest Drive. The Selectmen signed the Agreement as well. The Goodens left \$20 to have the Agreement recorded at the Registry of Deeds. A copy of the recorded agreement will be sent to them once it is recorded.

Jon Warzocha of Horizons Engineer and Tim Vadney of Wright-Pierce. Jon said things seem to be going well with the water project. Jon said we ranked 4th for the State Revolving Fund for interim financing. A Northern Borders Grant was awarded to Whitefield for \$399,000 for the septage receiving facility. Jon said they would certainly like to help move things forward. They wanted to come in and see where we are at with the sewer project. Wendy said we have not talked about it at all. They were waiting to see how the funding pieces came together. Peter said that the Board agreed we are going through the QBS and looking for a packet from their firm and organization. We have to go forward with that. We have the funding so we will move forward quickly. Peter said we will send them the information, and Jon said that they will keep any eye out. Peter has a question last time we met we were talking about reworking the project and keeping a lagoon—what did we end up with that satisfied USDA. —Mr. Vadney of Wright-Pierce said the preliminary engineering report needed some degree of refinement. We put in different concepts and it was enough to assure them what was proposed for funding the project was enough. We won't have a lagoon in the sense you have a lagoon now. It would be some storage, which is different than what we have now. It would not be for treatment purposes. We wanted to get away with the treatment. There has been on-going issues with the maintenance of the lagoon. That is within the realm of what we submitted to USDA. The engineers feel we have enough money to get done what we need to get done.

Edie asked about the \$400,000 grant, is it for septage receiving? It will be north country septage that will be received. It is basically just septage from local septic tanks. The state will issue a permit for how much you can receive. Wright-Pierce has done upgrades at Berlin, North Conway, and Ashland recently for septage receiving. Littleton is only allowed to take so much a day, and would have to expand their own facility before they could take anymore. Edie said we should let our own residents dispose of their septage first. Mr. Vadneu said it is all how you write the ordinance. Shawn said Littleton's ordinance lets their residents go first. How much will there be from Whitefield residents? The engineers said you will have to operate a year and see how it goes. There are different rates for in-town and out-of town residents. The sewer plant will make the money from it. It is operating costs, you can use it as a savings for future projects. You can use that as a capital reserve for future projects. The Board felt if we are doing reserves then we have money to match for future projects. Wendy said she feels we should use that money to put in a capital reserve account for future projects. Shawn said the water and sewer departments have never charged enough so they don't have any money put aside. Jon offered to help with putting together the QBS if we need any assistance. Peter said he has had someone offer to help put the QBS together for us.

Brian Emerson, Right of Way Coordinator for Cornerstone Energy, Inc. attended the meeting to discuss a right-of-way on the localizer road. Eversource has a statewide initiative to acquire access rights over private access roads that lead to right-of-ways they have verbal permission to use. The localizer road at the airport is one of those. They are looking for an access easement over that road. The Town is looking to do some cable work between the Dodge Wells and Colby Tanks. Eversource is willing to pay \$6000 for this access road to assist with the cable line work. Peter said we were looking to have signal wire between the Dodge well and Colby tank there. Shawn said there is nothing in writing at this time to cover this. It seems like this will go forward and Shawn will get it in writing. In terms of the cables for the water, it is a separate issue from this access issue. We don't care what you do with the \$6,000. Brian said this is typically more than what they pay. We don't want to be told we can't put the wire up on the poles. There are five or six different types of easement, which easement means able to use it. They are looking for access rights. This has nothing to do with Northern Pass. Northern Pass is in a whole different corridor. They have been accessing it for quite a while. It formalizes the access and the Town will receive a little bit of money for it as well. It is a road width, 99 feet wide. Peter said he has question, and it may never come to pass but at one time there was an engineering design completed to restore rail service back to Waumbek junction so the Industrial Park could receive rail service. Peter was wondering if within this easement we are willing to grant, could there be a clause that if the town sought to restore rail service that we could buy the easement back at the same value that we are receiving. Where does the airport property end? Wendy said there have been discussions about expanding that runway. It may become problematic. Dick Harris asked why you wouldn't make it a 10-15 year lease. Mr. Emerson said that this initiative is to require permanent easements. Eversource can be flexible in how they write the terms. They can put in terms that are mutually agreeable. Peter thinks we need some type of buy back provision. Someone asked why do we have to buy it back? The easement offers the landowner a sense of protection because it spells out what their rights are. Eversource will entertain whatever Brian takes back to them for proposals whether they will go along with them or not is another thing. Peter said that we need some kind of escape provision. In terms of buying it back or ending it, Brian said that he is going out on a limb saying they would go along with that if there was some other option. Wendy would

feel more comfortable if this was not a permanent easement. He doesn't know what to give us for an expectation. How many airports are there with easements running through? Someone asked why wouldn't Eversource pay a fee for it every time they want to use it? They also thought we have more control if we stick with the verbal. Peter said he doesn't object to granting the easement but we need an escape clause. If we need it back for development, rail line, airport we can do that. Do we want to draft some proposed language for that? Wendy said it would be a sort of right of redemption. Peter said we could have them draft up something and we could have our attorney look it over. Brian agreed that they will draft up some type of language.

Peter made a motion to table this proposal and ask Eversource to return with a right of redemption for our consideration. The motion was seconded by John Tholl. All in favor 3-0. Motion passed.

The Board said as we go forward with this, Judy will be the point of contact for Brian.

Shawn said we do have the SB 38 money the local highway aid. There are limits what it can be used for. We received \$67,763.70. Shawn thought it would be good to use for the municipal lot behind Cumberland farms. Marsha commented that it will mess up the drainage if we do paving. Shawn said it is not going to mess up any drainage by paving it. Shawn will have a list of projects for the Board to review at the next meeting, and Judy will schedule a public hearing in September.

Mike Beckett who works for Go Solar New Hampshire attended the meeting. They are a rapidly expanding company in New Hampshire and are seeing a lot of interest for solar in the area. They do both commercial and residential. He would like to see what the Town has for needs and bring by a proposal to the Town. A lot of towns have solar and he would like to show how Whitefield could benefit from solar. The Board said we are open for ideas. He said it is way more affordable than it has ever been. He will make an appointment with Shawn and Judy to discuss this further.

Shawn said that FEMA will be here tomorrow to look at the storm damage.

A motion was made by Peter Corey to approve the Loan Resolution with USDA for the Sewer Treatment Plant Upgrade in the amount of \$3,566,000 and to accept a grant in the amount not to exceed \$2,934,000. The motion was seconded by John Tholl. All in favor 3-0. Motion passed.

A motion was made by Peter Corey to approve a resolution adopting the Town of Whitefield Hazard Mitigation Plan Update 2017 and a resolution adopting the Whitefield Hazard Mitigation Plan Update 2017 As a Community Wildfire Protection Plan. The motion was seconded by John Tholl. All in favor 3-0. Motion passed.

Two interest quotes were received for interim financing for the water improvement project. The Board decided to go with Bank of N.H. who had the lowest interest rate.

The Board agreed to let the cemetery trustees spend \$856 above their approved 2017 budget if necessary for expansion work in the Park Street Cemetery.

A motion was made by Peter Corey to approve the minutes of the July 24, 2017 Selectmen's Meeting. The motion was seconded by John Tholl. All in favor 3-0. Motion passed.

The meeting adjourned at 8:07 p.m.