

Selectmen's Meeting Minutes
September 11, 2017

At the Selectmen's Meeting held on Monday, September 11, 2017 at 6:30 p.m. the following people were in attendance: Peter Corey, John Tholl, and Wendy Hersom.

Chairperson Wendy Hersom called the Public Hearing to order at 6:30 p.m. Pursuant to RSA 31:95-b, II (a) the Whitefield Board of Selectmen will hold a Public Hearing to discuss expending unanticipated revenue received from Senate Bill 38 local highway aid.

Chairperson Hersom explained that in recognition of the need for improvements to local transportation systems, Governor Sununu and the legislature adopted Senate Bill (SB) 38 which provided an additional \$30 million to be distributed to the State's 237 municipalities for local highway aid. SB38 funds need to be used for highway construction, reconstruction, or maintenance purposes. The highways are Class IV and V local highways. The projects need to be something that is part of the highway infrastructure. These funds are to supplement any funds we have already appropriated. In other words, these funds cannot be used to pay for a road project that was included in the 2017 budget. They are to be used instead for a project we've been hoping to do but have not been able to do in the budget. These funds cannot just be placed into the general fund and used to offset the tax rate. The amount the Town of Whitefield received was \$67,763.70.

Shawn White, Public Works Director, recommendation for these funds is to finish Gould Road where we left off to Spencer Road with gravel, pavement, and culverts replaced. If anything is left over he would suggest using it on Main Street.

The floor was opened for public comment. Someone asked about FEMA funds. Shawn said that there is a possibility for FEMA money for the portion of the road that was washed out. This is for up above that section Shawn said. Sondra Brekke asked how much it would cost and Shawn said probably about the whole amount that we received. Tom Ladd who lives on Gould Road said he thought it was a great idea. Rick Wright asked about it being used on the bridge on Hazen Road. Louis Gooden asked if we would get a competitive bid for the hot top? Shawn said they do get bids, but Central Paving has always been the lowest. Central has always been great to work with. When we had issues in the past, they let us use their roller free of charge. They have always treated us very well. Mr. Gooden said there is a new company in Littleton, Blacktop. Scott Burns asked when do you expect to do the project? Shawn said we hope to do it before winter.

Marhsa Lombardi asked what was being done on Pine Street. Shawn said that we are replacing a 120 foot culvert that has failed. It has collapsed. The culvert can't handle the water. It is 18 inch so we are going up to a 24 inch culvert and replacing the old plastic culvert that is rotted out.

Mr. Gooden said he thinks we should do hot-topping around town. Shawn said \$67,000 doesn't go that far.

Peter Corey made a motion that we approve to use the funding from SB38 as proposed by the public works director to finish Gould Road where we left off to Spencer Road with gravel, pavement, and culverts replaced. If anything is left over, we would use it for Main Street. The motion was seconded by John Tholl. All in favor 3-0. Motion passed.

Aaron Arsenault from Wendell Rexford & Sons had a question in reference to the fee for a water hook-up. He said that when he bought the shop he didn't realize what a headache it would be for the water that goes to his garage goes through the meter which goes through the house that is owned by Larry Rexford. Aaron said it would be much better if they just got their own meter installed, run a one inch line, come up with a plan to hook to the main that is a 6 inch line that runs right in his yard. He said he went to the town office to pay the fee to connect and was quite surprised when he learned it was \$2500 for a commercial building so he is here to ask for an abatement of some sort. He is hooking a one inch line, as he is currently hooked up. He was floored by the cost. He just wants to make it right and get his own meter. Peter said as he is a customer and he is correcting a problem in the system, perhaps we should credit the \$1000 that he already paid. There should be some sort of charge as it is a new hook up. Peter Corey made a motion that we grant an abatement in the amount of \$1000 for Wendell Rexford & Sons for connection to the town water system. The hook-up fee will be \$1500 instead of \$2500. The motion was seconded by John Tholl. All in favor 3-0. Motion passed.

Peter Corey made a motion to approve the minutes of the August 28, 2017 Selectmen's Meeting. The motion was seconded by John Tholl. All in favor 3-0. Motion passed.

The Board reviewed a letter from Chad Dingman, Chief Executive Officer of the Morrison with a proposed PILOT Agreement. The current agreement for 2017 for the project across the street is \$35,000. They are proposing to pay \$35,000 for 2018 and \$40,000 for 2019 and 2020. Peter said they are not going to have revenues or much revenue next year, 2018. Mr. Gooden thought those homes should be taxed. Peter said by law they don't have to pay us anything so the fact they are willing to pay us anything is a good thing. Mr. Gooden asked about the roads being plowed. John said they are private roads. Edie Worcester said non-profits can do good things. She can see why they don't want to pay too much. Wendy said they have to apply every year so she is not sure if we want to approve a multi-year agreement. She feels they need to apply every year. Wendy said for at least across the street she is not in favor of a multi-year agreement but the Morrison at 6 Terrace Street she is o.k. with a multi-year project. For the Morrison Nursing Home at 6 Terrace Street they are proposing the following: \$3,000 for 2018 with a \$5,000 contribution to the Highland Street sidewalk upgrades; and \$7,500 for 2019 and 2020. Wendy said the Morrison Nursing Home is clearly non-profit. John doesn't have a problem with doing a one year agreement for the project across the street and a two year agreement with the Morrison at Terrace Street. Morrison qualifies without an issue. Wendy said her hesitation across the street is is it really going to service the town residents. Shawn said he would like to see something in the future that they pay the town to do drainage from their facility down Huron and Snow Streets. Shawn said maybe that is something we can discuss with them. Peter said he had a discussion with Chad Dingman and explained to him that part of the packet we submitted to the State for some grant funds to replace sidewalks included a letter from the Morrison stating they

would consider contributing to those upgrades if they were approved. It would be nice since we are redoing Highland Street and it is used by Morrison residents and visitors if they would consider contributing. The sidewalk upgrades were already planned. It was asked when that sidewalk project would be done, and Shawn said we have a problem with a retaining wall that is falling in. He has to see what he can do there and who would be responsible for that retaining wall.

The Board said we will write a letter to Chad and say we will do a one-year agreement for the project across the street for \$35,000 and we will agree to a two year proposal for the Morrison.

The Board discussed the town-owned property at 38 Brown Street. The Board had thought it might be better to tear the building down before we put it out to bid for someone to buy. Peter thought it might be worth putting it out to bid with a stipulation that they remove the building within a certain period of time. Shawn said he got a couple of quotes for removing the building D&S Contractors submitted a bid that said the town would remove the trees, chip the trees, assist with traffic control while it is being torn down to leave the foundation and the town would back fill the foundation and to find out if there is asbestos in the building before tearing it down and removing it that if there was asbestos found in the building they would come back to the table before anything is done. Cost to get rid of the material would be a lot more if there is asbestos. Dave Scalley is estimating 10 dumpsters for removal. DS Scalley - \$10,400. AB's bid was \$8,900. Shawn said he would like a couple more weeks to do further research this. He wanted to see if we can dispose of the asbestos ourselves at a lower cost. Shawn said he did not feel it was safe for his crew to take the building down, as it is a 2 ½ story home and someone could get hurt if we did it. We will defer the decision until the next meeting. Shawn wants to get an answer to a couple of questions.

Bill Rines attended the meeting to discuss the status of the contract he was awarded two years ago to renovate the building at the Legion Memorial baseball field. Bill said the main thing is the building needs to get a new water and sewer line to it. Bill said there were some issues last year when the state inspector came up. Bill said he doesn't mind donating his time. He wanted to help the kids and when this happened with the water/sewer hook-up it closed the door until we came up with a solution. The state said you have to have a sewer line before anything else goes in there like appliances. Shawn said that was a project we wanted to get done. Marsha thought we had decided not to do anything with water and sewer. We talked about a temporary water line, but we can't put that in without sewage to the building. Shawn has spoken with Tim Overhoff to run down to the manhole area on his lawn, but he is hoping to have enough drop to tie into the new main line. Are there other aspects of the building that are not done yet? Bill said the bathrooms are not done, and the kitchen is not put in, there is no door on the bathroom, and a window needs to be installed. He can put the doors on and the windows in. Bill did speak with Doug Kilby to inspect what Bill has done and he did get prices if we have to buy pipe. Marsha thought it was kind of a waste of money for a building that is used only three months out of the year. The people would like to have water there because they sell food, for sanitary reasons. Wendy asked Marsha to stop interjecting. The portable toilet may have to be handicapped accessible and that can get expensive. Shawn said he will help Bill get the doors and windows

in. If winter doesn't start till late, we will do what we can to get the water and sewer in. When this bid was originally bid out, Bill went above and beyond and made it bigger. The responsibility for the plumbing should be the responsibility of the Town. Wendy said it is probably cheaper to get it done and get it done right. Wendy said people don't like using portable toilets. Shawn said they will clean up the tools that are left in there.

Mr. Gooden said it is pretty small when the Town can't provide free water to the public on the common. Wendy said we discussed this a couple of weeks ago and we are not discussing it again.

The Board asked Judy to ask Bob Comeau to come to our next meeting when Steve Lafrance will be here to discuss the Route 116 Booster Station.

The Board reviewed the RFQ for Professional Engineering Services for the Wastewater Treatment Facility Preliminary and Final Design and Permitting. They agree with Jon Warzocha's suggested changes and Peter will work with Phil Beaulieu to make these changes so we can get this out as soon as possible.

The Planning Board left a couple of proposals they received for the Master Plan Update. They would like to award the contract to Mapping & Planning Solutions but would like the Board's recommendation. The Board agreed with the Planning Board decision to go with Mapping & Planning Solutions. Wendy suggested a deletion of a line in a portion of the contract. Scott Burns was in attendance at the meeting and will take this information back to the Planning Board at their meeting tomorrow night.

The meeting adjourned at 7:30 p.m.