



Office of Board of Selectmen

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Selectmen's Meeting Minutes

Monday, April 18, 2016 5:00 p.m.

Corner Meeting House

Chairman Ruth Mooney called the meeting to order at 5:00 p.m. Also present were Selectman Jon Pike, Selectman Ronald Cormier, Town Administrator Jeanne Beaudin, Administrative Assistant Cary Lagace, Public Works Director Jim Fortin, Kevin Sturgeon, Brian Watterson, and reporter Gail Ober. Selectman Cormier was absent.

Those present stood for the Pledge of Allegiance.

Minutes

Selectman Pike moved the minutes of April 4, 2016 as written. Chairman Mooney seconded and the motion passed unanimously.

Kevin Sturgeon asked the Board to change the minutes to reflect that he asked the question; "are the roads being built to a standard to support all traffic?", and didn't get that question answered. Chairman Mooney explained that the minutes from the prior meeting would not be changed, but the minutes from this meeting will reflect that Kevin took issue with how the prior minutes read. She also indicated that the Board would answer his question later in the meeting. Brian Waterson commented that he didn't agree with the process and asked if the audience could make adjustments to the minutes. TA Beaudin explained that if the Board agrees with the minutes and accepts them as written and an audience member disagrees then their (the audience members) comments are reflected in the new minutes only. Brian Waterson commented that theoretically then the audience can't change the minutes; TA Beaudin reiterated that they are the Board of Selectmen minutes and if they accept them, those minutes are done and reference will be made in the new minutes. Chairman Mooney explained further that if the Board accepts the minutes they feel they accurately reflect what was discussed; if someone feels they are not accurate then it is noted in the new minutes and adjustment are not made to the prior minutes. Chairman Mooney commented that the Board has no issue with the minutes as they have been written by Cary.

Abatements, Manifests, Exemptions & Credits

Chairman Mooney moved to approve the abatements, manifests, exemptions and credits; seconded by Selectman Pike, unanimously approved.

Ladd Hill Road Bid Award

TA Beaudin reviewed with the Board a letter from Underwood Engineers recommending that the Ladd Hill Rd Project Phase II bid be awarded to low bidder GW Brooks & Son at \$496,378. It was noted that they are the contracted that did Phase I and the Town was very satisfied with their work.

Selectman Pike moved to accept the bid from GW Brooks & Son at \$496,378 for Ladd Hill Road Phase II. Chairman Mooney seconded and the motion passed unanimously. TA Beaudin read the other bids per Kevin Sturgeons request; Busby Const. \$500,805; Lyman \$519,189 and Northeast Earth Mechanics \$688,650.

Pavement Preservation Program Recommendations – 2016 Construction Season

Jim Fortin explained to the Board that it has been 12 years since some of the Town roads were last rebuilt and it is his recommendation that the Town in an effort to preserve the base, do maintenance work such as shimming, overlay, and chip sealing. He has chosen a few big roads because asphalt costs are down. He is recommending Union Road for crack sealing, shim & overlay. The work will include changing culverts and will include the entire road. He feels it is the heaviest traveled road. Chairman Mooney asked how long ago it was rebuilt; Jim noted it was done in 2008. He is also recommending that after the culvert replacement is complete that Hoadley Road be patched and then shimmed and overlaid. He noted they have been replacing smaller culverts and will complete them all before the road is finished. Additionally he is recommending that Brown Hill Road be crack sealed and then double chip sealed the entire length of the road. He explained that with these recommendations it will be 10-14 years before these roads need to be dealt with again.

Selectman Pike commented that it is important to protect the investments. He noted that there are roads that need rebuilding but we need to care for roads that have already been redone. Selectman Pike commented that he doesn't understand double chip sealing; Jim explained that they spray the road then lay 1/2 inch stone; respray and add another layer of 3/8 stone. Jim noted that each style has a different cost associated with it, from sand overlays to hot mix asphalt. Chairman Mooney commented that she hopes the State takes note of the improvements that the Town has made when they do their project on Route 106 and blends the intersections appropriately. Kevin Sturgeon asked how these projects are being funded; TA Beaudin explained that the Road Reconstruction and Maintenance Capital Reserve fund had an \$810,000 balance and no major road work was done last year. With the addition of the \$750,000 annual highway reconstruction appropriation, the Highway Block Grant funds in the amount of \$186,000 there is \$2,182,000 available and after all projects it is estimates that there will be approximately \$289,000 to carry over into next year.

Kevin Sturgeon commented that he didn't realize that there was that much money left over and still can't believe that the Board isn't paving the last 2/10th of a mile of Wareing Road during that project. Chairman Mooney noted that at the Board's prior meeting after Kevin had left, the Board agreed to move forward with getting the cost to finish Wareing Road and the Board will discuss it further at their next meeting. There was discussion regarding the engineering of the last section of Wareing Road and Chairman Mooney indicated that the Board can't answer the question right now and will have further information at their next meeting. Kevin expressed that he feels the cost to finish Wareing Road would be cheaper if it is done at the same time as the rest of the road. Chairman Mooney noted that Wareing Road was designed

to the point designated in the bid and will go that far at this time. The additional portion of road will be discussed at the Board's next meeting.

There was discussion regarding the traffic from the Parent pit and how the hauling from that pit has fluctuated and changed over the years. It was noted that no one thought to ask the question of how the sale of the pit would affect traffic on Main St. Chairman Mooney noted that the Board has heard about these concerns for the last 3 weeks and they are done discussing it at this point. These issues and concerns should have been addressed at the Planning Board meeting. At their next meeting they will discuss the end of Wareing Road and then make a decision regarding that.

Kevin Sturgeon had some water questions; is the community looking for more water, did we search for water on the Nutter property? Chairman Mooney indicated that the Town had investigated sites on the Nutter property, however the owner has been away and further discussions about the next steps will take place this spring.. Kevin asked if they find water, how will they get the water out, are they going to Route 106 and how are they getting it there? Chairman Mooney expressed that there are several options and they just don't have the answers right now, adding that they may not even find water. Brian Waterson asked what type of pressure they are receiving from DES regarding water; Jim Fortin explained that well #1 is from the 1930s, well #2 is from the 1950s/60s and they both have iron and manganese issues and would only be used as a last resort. The current well #3 is producing 450gpm but really doesn't have a viable backup. Chairman Mooney expressed that DES requires a second good back up. Brian commented that DES applying pressure makes him concerned. Chairman Mooney and Jim both explained that it is DES's process and they get the letters and they have to be looking, it takes time. Jim noted that the process could be a 5 year process. Brian asked if the town will pay for the well; Chairman Mooney commented that it is an asset to the community and the water user fees could not support such a project so it will need to be funded by the town through taxpayer's funds. TA Beaudin explained that during the DES review of the Town's Asset Management study of the water department, DES pointed out that a new source for water should be investigated. Many options were discussed including drilling alongside the current well. TA Beaudin further explained that constructing a treatment plant to address the manganese and iron issues could be in excess of 1-3 million dollars.

Brian asked if the property would be purchased; Chairman Mooney explained that typically an easement would be done for rights to the water. TA Beaudin noted that they had discussed with Rick Skaranka the possibility of drilling a new well next to well one of the other wells because permitting and such would be less expensive however they don't recommend that because of the existing minerals in those wells and they recommended looking elsewhere. Chairman Mooney commented that they are trying to be proactive and other options are still being explored. Brian asked if the Town owns any property that has been looked at; Jim Fortin explained that because of the protective well radius of 400 feet most areas have been eliminated with not a lot of options remaining.

Selectman Pike moved to proceed with the Road Preservation Program as recommended. Chairman Mooney seconded and the motion passed unanimously.

Draft Citizen Survey

The Board reviewed a survey that TA Beaudin had put together with 22 questions, regarding Belmont, life in Belmont and several other areas. Chairman Mooney asked if this is something that is done every year; TA Beaudin indicated that it hadn't been done in several years

but after Donna's comments at the last meeting she felt it may be time again to get feedback from the community. Using Survey Monkey will give the ability to tally all the votes for the Board to review. TA Beaudin noted that it would be put on the website, Facebook as well as printed copies will be available at Town Hall. The survey can be anonymous if the individual chooses. TA Beaudin noted that Selectman Cormier thought it is a lot of questions but it covers a large area. The Board agreed it is a great method to communicate with the community.

Hoadley Road Culvert Financing Proposals/Recommendation

TA Beaudin reviewed with the Board the request for proposals for the bond for the Hoadley Road culvert project. She received 2 bids with the first from Northway Bank and the second from Franklin Savings. She is recommending Northway Bank whose proposal is for 10 years fixed at 2.9%, there are no prepay penalties or processing fees. It will require an annual payment of principal and interest. Franklin Savings offer was for 10 years at 3.4% plus several different fees which is likely associated with the fact the Town doesn't have any accounts with them at this time. Selectman Pike asked if this is for \$375,000; TA Beaudin indicated that the actual finance amount will be less based on the reduced bid for the project.

Selectman Pike move to accept the Northway Bank proposal for 10 years at 2.9% with an annual payment. Chairman Mooney seconded and the motion passed unanimously. TA Beaudin noted that there were several other banks that the request for proposal had been sent to and they chose not to respond.

Sargent Park Bath House

Chairman Mooney confirmed that the bath house funding was in the budget; TA Beaudin reminded that it was actually last year's budget but because the bids for the project were higher than budgeted other avenues were pursued. The Town was working with Correctional Industries by the recommendation of Selectman Cormier but Steve has been unable to connect after leaving several messages. TA Beaudin asked Steve Paquin to solicit a proposal from a local contractor. Steve has acquired an estimate from Deware for the construction of the building for \$27,000 and in the event of savings money would be returned to Town. He received an electrical estimate of \$1380. Steve and Jim Fortin have been looking at the site and initially thought setting the front adjacent to the fence and the back out into parking lot would work but they have concerns that the sewer will not properly gravity feed in the existing line, the distance is approximately 120 feet the pitch may not be enough to avoid clogging of the pipe during low usage time. It was noted that the concrete labor has been donated and Public Works will do the excavation. Selectman Pike asked how much the plumbing, toilets and sinks etc. is going to cost; Jim Fortin noted that the plumbing pipes etc. will be done by his department but they don't have the cost of the appliances yet. TA Beaudin noted that if they don't have to do pumps for the sewer it will be within the budget. Chairman Mooney expressed that they do not have all the info necessary to make a decision and will consider the project again at next their meeting. It was noted that the facility isn't typically open during the winter months so freezing shouldn't be an issue.

New Hampshire Motor Speedway Letter

TA Beaudin advised the Board that she had received a letter from NHMS with an offer to all employees to purchase tickets at a 20% saving. TA Beaudin noted that these types of offers aren't typically passed along to employees but she is asking the Board for their opinion. Selectman Pike commented that he remembers when a retired fire chief needed lights and didn't have the funding for them and the track stepped forward with funding; he doesn't have a problem

forwarding this offer to employees. Chairman Mooney indicated that she had no issue with it either.

Miscellaneous Public Comment

Brian asked how many locations were looked at for the wells; it was noted that currently only the Nutter site because it is the only option that has worked yet because of the 400 feet radius. It was discussed how expensive the permitting process and all aspects of the creation of a well is. TA Beaudin added that the total estimate with the hydro study, engineering and construction of the well only is in the \$500,000 range and that does not include any infrastructure.

Kevin asked the Board; are roads being built to standards that will sustain all traffic, including Main Street; Jim Fortin responded for the Board explaining that for all roads before anything is started it goes out to engineers for study and design based on the traffic projections that have been determined for the particular road. Kevin asked when discussions will take place for the next round of roads; he was advised that next year's road plan discussions had already taken place and Phase 3 of Ladd Hill Road will be done. Kevin commented that Hurricane Road needs attention soon because of the Town equipment that utilizes the road and why isn't it on the list? There was discussion regarding it being ranked #1 on the roads report study and Kevin was reminded that the roads report is for planning purposes and adjustments may be necessary over time.

Brian commented that the maintenance work being proposed means some roads could receive maintenance measures before other roads are rebuilt for the first time. Jim confirmed that he is trying to keep a balance between road maintenance and road rebuilds.

TA Beaudin reminded everyone that Ladd Hill was identified before the road study was even done. Brian asked if Hurricane Road is on the radar in next year or 2; He was advised the Hurricane Road will likely be done in phases similar to Ladd Hill Road. Lt. Newhall of the Fire Department commented that his department often seeks alternate routes to certain locations based on road conditions and it seldom impacts their travel.

Kevin asked to be on the agenda of the Boards next meeting to talk about Main Street.

The meeting adjourned at 6:32 p.m.

Ruth P. Mooney, Chairman

Ronald Cormier, Vice Chairman

Jon Pike