



Office of Board of Selectmen

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Selectmen's Meeting Minutes

August 1, 2016

Corner Meeting House

Chairman Mooney called the meeting to order at 5:00 p.m., also present was Selectman Ron Cormier, Selectman Jon Pike, Town Administrator Jeanne Beaudin, Administrative Assistant Cary Lagace, Public Works Director Jim Fortin, Fire Captain Mike Newhall, Librarian Eileen Gilbert, Library Trustee Mary Charnley, Parks & Recreation Director Janet Breton and media member Gail Ober.

Minutes

Selectman Pike moved to accept the minutes of June 24, 2016 as written. Selectman Cormier seconded and the motion passed unanimously.

Selectman Pike moved to accept the minutes of July 11, 2016 as written. Selectman Cormier seconded and the motion passed unanimously.

Selectman Pike moved to accept the minutes of July 18, 2016 as written. Selectman Cormier seconded and the motion passed unanimously.

Abatements, Manifests, Exemptions & Credits

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

Library Trustees – Use of Capital Reserve

Mary Charnley was present to request the use of \$15,000 out of the Library Capital Reserve account to finish repointing the back wall at the Library. She explained that the wall is a little more than half done and has cost \$15,784 to this point which they have paid for out of the Duffy fund. She assured the Board that the Library continues to pursue alternative means of funding for the ongoing projects at the Library. They have applied for an LCHIP grant and will receive a decision on that grant in November.

TA Beaudin noted that the balance after the last authorization for drainage work is \$282,300 in Capital Reserve for library improvements. Selectman Cormier commented that the funds had originally been for the addition, but he doesn't see that happening and thinks improvements to the current building is good.

Selectman Cormier moved to approve the use of \$15,000 out of the Library Capital Reserve for finishing the repointing on the back wall of the Library as proposed. Selectman Pike seconded and the motion passed unanimously.

Lakes Region Planning Commission – TAC Appointments

TA Beaudin advised the board of the request to reappoint members to the TAC committee of the Lakes Region Planning Commission. Rick Ball would be the representative and Candy Daigle would be the alternate and they are 2 year terms.

Selectman Pike moved to reappoint Rick Ball as representative and Candy Daigle as alternate members of the LRPC-TAC committee. Selectman Cormier seconded and the motion passed unanimously.

Belknap County 4H Fair Request

TA Beaudin advised that she has received the annual request from the 4H Fair to make Mile Hill Rd one way for Saturday and Sunday August 13th & 14th during the hours of the fair. TA Beaudin noted that there will be no midway this year. Selectman Cormier commented about his disappointment with the fair when he attended last year and there was discussion that there is a new president who seems to be very involved and doing a lot of work so it may see changes.

Selectman Pike move to approve the one way request for Mile Hill Road as requested. Selectman Cormier seconded and the motion passed unanimously.

Old Home Day Committee Request

TA Beaudin reviewed with the Board a request from Gretta regarding waiving fees for vendors and closing Mill Street from the Library to Center Street. She reminded the Board that the parade line up is at 12:30.

Selectman Cormier moved to approve the Old Home Day requests to waive vendor fees and to close Mill Street as requested. Selectman Pike seconded and the motion passed unanimously.

Street Light Request – Wildlife & Route 106

TA Beaudin reviewed with the Board a request from Fred Merrill of Wildlife Boulevard, requesting a streetlight at the Wildlife Boulevard intersection with Route 106. Mr. Merrill explained that it is hard to see the intersection from Route 106 when you are approaching from Northbound 106. TA Beaudin noted that she had reached out the Eversource who will install the light at that location as long as the Town agrees to pay the monthly fee which will cost approximately \$33-\$38 per month. Selectman Pike commented that the area is utilized a lot by the High School track team. TA Beaudin explained that the Town has done this in other areas over the years but it has been awhile.

Selectman Pike moved to approve the installation of a street light at the intersection of Wildlife Boulevard and Route 106. Selectman Cormier seconded and the motion passed unanimously.

Other New Business

Ladd Hill Co-Op Request

TA Beaudin reviewed with the Board a request received from the new board of directors of Ladd Hill Co-Op requesting the abatement of taxes on 3 abandoned units. The 1st unit the

owner passed away in 2014 and the family has no interest in the unit the taxes are \$1521 for 7 Cherry Street. TA Beaudin noted the taxes are minimal because the owner received an Elderly Exemption until they passed away. The 2nd one is 52 Cherry Street which is approximately 38 years old and has not been maintained. The unit was abandoned in 2015 and the taxes owed are \$1100. The 3rd unit is 56 Cherry Street and is 46 years old with taxes in the amount of \$323. For the most part the taxes were being kept current until they abandoned them. TA Beaudin noted that the Co-Op through their attorney is handling all of the possession issues and if the Town abates the taxes it allows them to start fresh with the unit in either its removal from the park or the resale of the unit. The Board agreed with the abatements as requested.

Former Bank Building – Recreation Use Cost Estimates

Steve Paquin was present to discuss with the Board the preliminary information ascertained on the most major components. In order to address some way to put an egress from the lower level to upper level that is ADA compliant Steve reached out to Always Accessible for an option that would fit the very specific area and was also ADA compliant. They have a unit that will work which will cost approximately \$28,000 which everyone agreed was a good price compared to an elevator. Steve noted that the mechanical work for the unit would have to be hired out. He received an estimate from Home Beautiful to replace flooring, including in large room rubber flooring for exercising, which was \$12,000. Northeast Security estimated \$5900 for a complete redo of the alarm system. He priced ceiling tiles at Home Depot, that there are approximately 450 of which would cost approximately \$2,000 plus installation. There is no HVAC system and Steve estimates that it would be about \$50,000 to put 2 rooftop units in with minimal duct work, he will confirm this pricing with Dutile who is currently working on a proposal. Steve explained that the electrical is the true unknown as there are 4 services on the building as well as 7 electrical panels. He thinks it would have to be completely redone which could cost another \$40-50,000 to have that work done. It was noted that all of this work combined could easily go to \$100-\$150,000.

Chairman Mooney appreciated all of the estimates but feels the electrical should be looked at first as everything else would have to come after that work. Steve explained that he could call an electrician but wants to make sure the Board wants to go to that level of expense as an electrician will probably have to spend a couple days in the building to give a proper estimate. Chairman Mooney asked if the heating system is forced hot air, Steve indicated that it is and Dutile is doing a quote for the 2 roof top units. TA Beaudin noted that at the end of June the Capital Reserve account is approximately \$480,000 after some incidentals for the heating systems work that is in progress. TA Beaudin explained that Rural Development is still willing to work with the Town on what is being done for the heating systems but their contribution will be significantly less. Chairman Mooney expressed that it would be hard to move forward without knowing what the electrical will be and could be opening can of worms. The Board agreed that an electrician should be asked to provide an estimate of the work that is needed.

Selectman Pike commented that he that we should do this once and do it right. The Board agreed that the outside should be looked at as well. TA Beaudin commented that they are getting pricing to remove the retaining wall and create a nice slope down to the bandstand area. It was noted that the parking areas may need to be resurfaced. TA Beaudin explained that the Board of Selectmen are authorized to expend the funds in the capital reserve account and this would not have to go before the voters. And there are plenty of funds to take care of the building. Selectman Cormier commented that he has heard for years that the voters want a community center and this would be a good opportunity to provide that. Steve commented that the structure is solid. He noted that there is a small leak in the roof however it should be an easy fix and he

believes the rest of the roof is in good shape and can be confirmed with an inspection of the membrane. The Board agreed to keep moving forward.

Other Old Business

TA Beaudin discussed with the Board that at their last meeting Donna Cilley had indicated NA was interested in using Mill space for meetings in addition to the SMART recovery program. The Board is being asked to consider allowing NA to use the space on Tuesdays. TA Beaudin noted that the SMART program is moving forward, she has received their certificate of insurance and has heard of no issues from the other tenants. She explained that these are two completely different programs. Donna is willing to come talk to the Board if they want particulars. It was discussed that there are other programs that take place in the building on the nights it will be used by these programs and everyone needs to have an understanding that it is a multiuse building. The Board is open to the discussion regarding NA use. TA Beaudin will ask Donna for more information.

Selectman Pike began a discussion regarding the disposal of tires collected from throughout the community. He thinks it's important to have the costs of collection and disposal itemized. He explained that he has seen a lot being dumped in the community as well as other illegal behavior especially in the area of Mile Hill Road Ext. He thinks the PD may need to do more regular patrols in that area. TA Beaudin noted the cost to dispose of the TV's and tires that had accumulated at the DPW was \$2,500 and she is working with Casella on a better rate to dispose of the TV's. Chairman Mooney commented that she just recently discovered dumping on South Road too. There was discussion regarding accepting tires at DPW for a small fee to try to help avoid the dumping. Selectman Pike commented that he has a business that he pays .58 cents per tire to pick them up at his garage, they then shred and sell them. There was further discussion regarding the possibility of a voucher program of a collection day once or twice a month. TA Beaudin will see what other communities are doing and get back to the Board.

Non-Public Session

Chairman Ruth Mooney moved to enter non-public session in accordance with RSA 91-A: 3 II (b) at 5:58 pm; Selectman Pike seconded the motion. Roll call was taken Ronald Cormier, Jon Pike and Ruth Mooney. Also present was TA Beaudin, Administrative Assistant Cary Lagace and Public Works Director Jim Fortin.

Chairman Mooney closed the non-public session at 6:53 p.m.

The meeting adjourned at 6:53 p.m.

Ruth Mooney, Chairman

Ronald Cormier, Vice Chairman

Jon Pike, Selectman