

TOWN OF ALSTEAD, NEW HAMPSHIRE
Select Board
Approved Minutes for Meeting of June 14, 2022 at 5:00 p.m.
Town Hall, 9 Main Street, Alstead, NH 03602

SELECT BOARD PRESENT: Joel McCarty, Matthew Saxton. **Absent:** Joseph Levesque.

STAFF PRESENT: In person: Stephen Murrell, Police Chief; Mary Schoppmeyer, Office Administrator; Jesse Moore, Ambulance Chief; Bobbie Wilson, Ambulance Lieutenant.

COMMUNITY MEMBERS: In person: Glenn Elsesser, Ben Howard, Barb Viegner, Marge Noonan, Glenn Elsesser, Judith Willis. **Google Meet:** Gordon Kemp.

PLEDGE OF ALLEGIANCE

CALL TO ORDER: The Board Chair called the Select Board meeting to order at 5:00 p.m.

ACTION ITEMS: Joel read out the Payroll and Payables amounts. The board signed the payables manifest for 6/14 and the payroll manifest for the 6/17 and one Vilas Pool power expenditure.

MINUTES FROM PREVIOUS MEETINGS: Minutes of June 7, 2022; Minutes of 2 June 7, 2022 non-public sessions. On a motion made by Matt and seconded by Joel, ***the Board voted to approve all sets of minutes as written. The motion passed unanimously.***

VILAS POOL: Bobbie would like to explore the possibility of accepting online donations for Vilas Pool. There are no specific ideas yet for how to do this, exploration is under way. One option is for the town to get a Venmo or Paypal account, hopefully one for non-profits that offers reduced processing fees. **Bobbie** further reported that the pool is having some problems with rubbish removal because they no longer have room for a dumpster, so they've been using a storage room and in the warmer weather the smell is proving prohibitive. She wondered whether she might arrange for a key to the Transfer Station. Joel suggested that she contact the new Transfer Station supervisor to discuss the matter. **Matt** noted that in the past, people having a key to the Transfer Station has proved problematic.

SELECT BOARD: Matt reported that a resident that lives in close proximity to the basketball court has asked for a sign to be posted indicating that the court closes at dark because people are playing late at night and the noise is disruptive. There was some discussion of whether to say "after dark" as opposed to specifying a time with the consensus landing on "after dark." Mary will ask Prescott to procure a cost-effective sign.

ADMIN: Someone asked whether the office is closed for the new federal Juneteenth holiday. It was adopted last year as one of our holidays and is documented as such in our employee handbook, so the Board confirmed that yes, the office is closed that day. This will be posted on the web site.

POLICE DEPARTMENT: Steve reported that the Pow Wow was very successful and the organizers did an excellent job cleaning up but there was some confusion about removal of the rubbish. Junie was supposed to open the dump for them on Monday but an ambulance call interfered with that plan; Prescott noticed it and picked it up to prevent animal intrusion. The Board expressed its appreciation for Prescott's proactive handling of the situation.

AMBULANCE: Jesse reported that the ambulance has been running nonstop and the crew is performing exceptionally; they haven't missed a call. They have handled 82 calls this year so far, which is exactly 50% more than at this time last year.

INFORMATIONAL: 1) There will be security assessment meetings to review school safety for the primary and elementary schools on Friday September 16th and Tuesday September 20th, both from 9 am to 12 pm. 2) The next regular meeting of the Select Board is scheduled for Tuesday, June 14, 2022 at 5:00 p.m. Joe will not attend as he will be at the Southwest Regional Planning Commission meeting. 3) Alstead will host the next Five-Town Select Board meeting on Friday August 5th, 2022 at 4:30 PM in the Town Hall at 9 Main Street.

BOARD: Joel reported that the property next door has collapsed further over the last week and that the owner is making appropriate progress toward remedying the existing failed structure using the appropriate channels through the probate process. He suggests that taxpayers provide feedback about an appropriate amount that the town might consider offering for that property when the time comes, in terms of its usefulness to the town (for example, as parking). There was additional discussion about balancing the property owner's rights with the town's responsibility for peoples' safety. **Joel** reported that the Well Hill Coop has accepted the owner of the trailer at 210 Gilsum Mine Road as a member, but he expressed frustration with the lack of responsiveness of the Community Loan Fund as pertains to getting assistance for pouring a pad and moving the trailer. Efforts to see that process through will continue. **Matt** reported that the Zoning Officer has stepped down and there is a need for a new Zoning officer. **Matt** noted that the Town Office

building is dirty on the outside and needs cleaning. Considerable discussion ensued about how that might be done and Mary was tasked with pursuing the idea with various staff. **Matt** reported on Prescott's behalf that the road striping bill was 11,800, which is 800 over the amount appropriated. The contractor waived the additional \$800 in appreciation for Prescott and his crew repairing their equipment for them and the Board expressed their appreciation for that fact. **Matt** reported that Prescott and crew replaced lots of inaccessible light bulbs in the library, to great effect. **Bobbie** wondered why Prescott's team dealt with the light bulbs. **Matt** explained that historically the Highway Department has done more than just the highways because they have the equipment to get the job done AND the Town is responsible for maintenance of all the buildings in town, but efforts to recognize that by renaming the department were reversed by different boards.

PUBLIC COMMENTS: Glenn raised the Alstead Senior Housing questions and provided some background information about why the questions arose. **Matt** reported that he got some answers from the Assessor about how the PA-67 form gets processed. Q: What has the tax bill for that building been based on since 2015, the last year for which we have a PA-67. A: The income stated on the 2015 PA-67 (rent income and laundry machine income). Q: Why has the assessed value been almost halved compared to the real estate value? A: Because the RSA allows two ways to calculate the value; one is the market value and the other is based on income, and the chosen method in the initial filing was income-based valuation. There was discussion about prorating the tax based on change in rent income from 2015 to present; **Matt** responded that you can't go backwards to recoup money that should have been collected. Glenn pointed out that the assessors should have red flagged not receiving the form. The Board acknowledged failures on multiple levels and discussion continued. The Assessor explained that the value that gets entered into the assessment software is the income value from the PA-67 form that gets filed by the property owner. Glenn distributed the instructions for the PA-67 form that he downloaded from the DRA website. **Joel** wondered if the income summary on the form includes the HUD subsidy because the level of the subsidy changed drastically over time. Glenn indicated that it would be nice to see the forms over time so that the pattern could be made evident. Glenn asked whether the owner submitted this year's form in Excel format or PDF; Mary responded that it was submitted in Excel format. There was additional discussion about the possibility of another low-income housing development and **Joel** reminded us that the current market doesn't indicate a need for one and there are no plans to build another one. Glenn wondered if the original agreement for the Housing project is available and **Joel** reminded everyone that we have so far not found it in our files, but we might reiterate our request to Keith Thibault at Southwest Community Services as they were party to the original agreement and should have a copy somewhere. **Glenn** asked about the progress of the bridge consultant choice. **Joel** responded that he just learned that we cannot choose the same firm for both tasks; we must choose one firm for design and specification, and one firm for construction. The town might have to pay for it and get reimbursed later, which could pose a problem. The state is not yet accepting applications for new projects but **Joel** hopes to get additional bridges on the list. Glenn agreed to review the qualifications we received to see if he could offer feedback about which firm to choose for which task; **Joel** provided him with the documents and expressed his gratitude for any feedback. **Ben Howard** asked for more information about the Town Nurse suggestion that was posed at the last meeting; **Jesse** gave a bit of background and the names of some towns that have such positions.

On a motion made by **Matt** and seconded by **Joel**, ***the Board voted by roll call (Joe – absent; Joel– y; Matt – y) to enter non-public session at 6:00 p.m. pursuant to RSA 91-A3, II(b) – the hiring of any person as a public employee.***

Before exiting the non-public session, the Board reviewed the minutes of the session and signed them.

On a motion made by **Matt** and seconded by **Joel**, ***the Board voted to leave non-public session and return to public session at 6:12 p.m. The motion passed unanimously.***

On a motion made by **Matt** and seconded by **Joel**, ***the Board voted by roll call (Joe – absent; Joel– y; Matt – y) to enter non-public session at 6:03 p.m. pursuant to RSA 91-A:3, II(c) – matters that if discussed in public, could affect adversely the reputation of any person other than a member of the board unless such person requests an open meeting.***

Before exiting the non-public session, the Board reviewed the minutes of the session and signed them.

On a motion made by **Joel** and seconded by **Matt**, ***the Board voted to leave non-public session and return to public session at 6:09 p.m. The motion passed unanimously.***

On a motion made by **Joel** and seconded by **Matt**, ***the Board voted unanimously to approve the minutes of both non-public sessions as written. The motion passed unanimously with 2 in favor and 1 absent.***

On a motion made by **Matt** and seconded by **Joel**, ***the Board voted to adjourn the public meeting at 6:10 p.m. The motion passed unanimously with 2 in favor and 1 absent.***

Respectfully submitted,



Mary Schoppmeyer, Office Administrator (incoming)