

TOWN OF ALSTEAD, NEW HAMPSHIRE
Select Board
Approved Minutes for Meeting of April 26, 2022 at 5:00 p.m.
Town Hall, 9 Main Street, Alstead, NH 03602

SELECT BOARD PRESENT: Joe Levesque, Joel McCarty, Matt Saxton

STAFF PRESENT: In person: Jesse Moore, Ambulance Chief; Mary Schoppmeyer, Office Admin. **Google Meet:** none.

COMMUNITY MEMBERS: In person: Glenn Elsesser, Gordon Kemp, Rich Nalevanko, Marge Noonan, Mark Mastrocinque, Judith Willis. **Google Meet:** None.

GUESTS: Keith Thibault, Southwest Community Services (SCS); Ben Hoy, Transfer Station Consultant.

PLEDGE OF ALLEGIENCE

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

SOUTHWEST COMMUNITY SERVICES: Keith Thibault was invited to answer questions from the community about the Alstead Senior Housing Project. He gave a brief overview of the types of assistance that SCS offers to low-income individuals and families (rental, fuel, power, transportation, weatherization, and nutrition) and the amount of assistance provided to Alstead residents and to Cheshire and Sullivan Counties in recent years. He explained that SCS funnels federal money to the local level and described how people access help. He then provided an overview of the Alstead 20-unit Senior Housing project, explained how it is a 99-year project that was funded with tax credits purchased by an investor (Boston Capital), subsidized by USDA FHA, managed by Stewart Property Managers. Eligible people are age 62 and older or disabled, with income levels at 50% of the area median income (currently about 37,000 per year). Anyone who has concerns about a neighbor in need can contact SCS, who can send a Resident Services Coordinator to assess the situation and connect the person with appropriate services. The project will continue to operate as it has for the foreseeable future. There are no plans to build additional units because the number of units is sufficient for the existing demand. Mr. Thibault fielded additional questions about:

- The tax assessment for the property (as mandated by RSA 75:1-a) and the filing process for the PA-67 form that the property management firm must file with us each year;
- The documents that the town had to commit to in order to carry the project forward and where they are housed;
- What happened to the original Paper Mill Village LLC, originally proposed as a co-general partner with Southwest Community Services to limited partner Boston Capital;
- Tax credit financing (Investor(s) provide cash up front for 99 years);
- Compliance (audited annually);
- Need assessment - there is a Resident Services Coordinator at SCS (Alan Markwell) who, upon learning of concerns about a neighbor in need, can visit to assess the situation and thereby help connect that person with available services;
- Who is being subsidized.

The Board asked Mr. Thibault to send a copy of the most recent audit, and thanked him for his time and willingness to attend the meeting.

While we transitioned to the next guest, Gordon reported that Prescott had contacted him and was trying without success to reach the board for immediate approval to purchase some culverts online at a good price. The board reviewed their collective messages and agreed to respond to Prescott's request in the affirmative.

TRANSFER STATION CONSULTANT: Ben Hoy presented an overview of his findings with regard to improving efficiencies at the Transfer Station. The addition of a baler will help improve the efficiency of shipping out materials, consolidating loads with Walpole to ship full trailers, and addressing storage and equipment concerns. (An example of an equipment concern is that a bobcat is better than a backhoe for loading bales into a shipping container.) For comparison, the center made \$241 last year on collected loose aluminum, whereas this year to date, thanks to the new baler, we have made \$8000 on baled aluminum. While part of that is an increase in the price for aluminum, the rest is due to maximizing loads through baling and minimizing shipping costs by load sharing with Walpole. Re-positioning the train car and joining it to the heated building would increase heated workspace, maximize storage space closer to the processing area, reduce the need to shift materials across the center, and improve the ability to keep baled materials clean and dry. There was an extended discussion about the town trash bag model, stickers, and policing - checking stickers versus the visual of a brightly colored trash bag. That discussion was followed by a discussion of construction & demolition debris. Glenn Elsesser asked for cost figures associated with equipment needs to

add to his community improvement plan. One suggestion was to put the backhoe up on Municibid and sell it, and then use the proceeds toward the more practical bobcat.

ACTION ITEMS: Signed three Vilas Pool expenditures. Signed one timber cut intent. Signed one Veterans' Tax Credit application and response. Signed the minutes from a non-public session held during the April 19, 2020 public meeting.

MINUTES FROM PREVIOUS MEETINGS: Minutes of April 19, 2022: No changes requested. On a motion made by Matt Saxton and seconded by Joel, ***the Board voted to approve the minutes as written. The motion passed unanimously.*** Minutes of non-public session from April 19, 2022 were read aloud and signed by the board.

ADMIN: Payroll service quotes were reviewed. The Board would like to hear references from municipalities who use the lowest priced alternative. Due to the substantial difference between the numbers, the Board seeks reassurance that the quotes are for the same work. Mary is tasked with contacting one or more municipalities as references and confirming that the two companies were quoting the same work.

AMBULANCE SQUAD: Jesse reported that DiLuzio can provide CPR training but their resource is unavailable. The county is not going forward with DiLuzio and our annual contract has expired. Jesse requests that we renew our annual contract with DiLuzio for the same \$300 rate per intercept and a slightly lower volume since we can now do narcotic pain control ourselves. On a motion from Matt that was seconded by Joel, ***the Board voted unanimously to contract with DiLuzio for ambulance service for one year.*** Jesse further reported that he would like to bring in a contractor to do the CPR training needed for deploying the AEDs. The course would be 2-3 hours of first aid, AED, and CPR for town employees. The cost is \$80 per person; we need to know how many people and when to schedule it. Joel will pursue the question of whether we can spend ARPA money on the training before we attempt to schedule.

WELLNESS COMMITTEE: Gordon reported that the Wellness Committee wants to know if DiLuzio can offer the same training course being offered to town employees to the general public, and whether it would be cheaper if they're not going for certification. Jesse will investigate the answer to that question. The committee met with state AED resource Bill Wood, who will be helping the committee with implementing the AED project. Can ARPA money be used by the committee for Wellness scheduled events such as walks and runs?

VILAS POOL: Gordon reported that the shoreland permit was approved in record time and two bids were received through the RFP process - one for 22K and one for 13K, and after deliberation the 13K bid from Hubner was selected. The hope is to start next week and abutting landowners have given permission for equipment to enter via Vilas Rd. The Fall Mountain JROTC team completed their phase of the project and the committee is grateful for their hard work on behalf of the town. Repairs to the rotted wood on the front of the pavilion will be funded by applying for a Moose Plate grant. The committee is also reaching out to the public for suggestions about other things that need doing that those grant funds can also address. There followed more discussion about abutting properties, access possibilities, and surveying. The board offered its enthusiastic support to the Vilas Pool Committee in applying for the grant and commends its efforts to restore and sustain the facilities at this beautiful, unique, and much-beloved town recreation area.

PUBLIC COMMENTS: The property on Walpole Valley Road that has building permit and driveway permit issues is in the process of being sold. Matt acknowledged this and reported that the driveway plan has been provided to the listing realtor for disclosure to the buyers.

INFORMATIONAL: The next regular meeting of the Select Board is scheduled for Tuesday, May 3rd, 2022 at 5:00 p.m.

On a motion made by Matt and seconded by Joel, ***the Board voted to adjourn the public meeting at 7:25 p.m. The motion passed unanimously.***

Respectfully submitted,



Mary Schoppmeyer, Office Administrator