

TOWN OF COLEBROOK
Select Board Meeting Minutes

May 9, 2022

Selectboard Members: Greg Placy, Chairperson; Sue Collins, Ray Gorman, Selectboard members.

James O’Gorman, Town Manager; Melanie Fogg, Tax Collector for part of the meeting.

Guests: Melissa Elander, Clean Energy, NH; Dan Ouimette, Dan’s Gravel; Ronnie Rodrique, Don Campbell, Dawn Cameron, Colebrook Homeowners’ Cooperative; Jeff Wolf, American Performance Polymers.

Ms. Elander from Clean Energy, NH – Ms. Elander presented that she can help the Town of Colebrook with any energy related project that the Town may be interested in. She works primarily Coos County, sometimes in Grafton and her position is funded by the Tillotson Fund. She helps towns and schools on any energy efficiency or renewable energy projects, acting as an unpaid staff member.

She has helped the Town of Pittsburg with an L.E.D lighting program with Eversource: Also, in Pittsburg, the town hall and fire station now have LED lights installed. Pittsburg is in the process of upgrading their streetlights – she has worked with Pittsburg, including creating an RFP.

Stratford has done an energy audit, with a grant that was 75% paid for (through NH Community Development Finance Authority), and she can help with these types of grants. Stratford put a solar array on their town hall, and they are working on the same for their transfer station.

Ray noted that the Colebrook town hall needs windows and a furnace. This is a good target for the USDA Community Facilities grant program. Ms. Elander can help with this grant and the funds can go towards upgrades to the facility.

Chuck Henderson and Ray Gorman have spoken about the land North of town where water wells are, it would be a good place for solar.

Ms. Elander shared hand-outs with the select board members. Ms. Elander did a map of the site North of Colebrook and looked up where the wells are. She noted that a considerable amount is wetland. Solar cannot be built on a wetland. She needs an accurate description of the setbacks from the road and from the Wetlands – both setbacks could narrow the buildable site.

The hand-outs describe the assorted options.

The minimum build for a solar array cannot be priced out until the Town knows how much power it wants to offset.

Ms. Elander explained that this time of year, you are banking credits with Eversource and in the winter you pull from those credits to offset your bills.

The first step is to total up the current municipal load.

Second, explore the zoning setbacks from the road and wetlands North of Colebrook.

Third, review options for renewables.

Fourth, have someone come on site.

Fifth, have Ms. Elander write an RFP, apply for grants, etc.

Greg is going to take a walk around the property North of Colebrook and will check on the setbacks from road and from the wetlands.

If the Town is considering wastewater treatment upgrades, then solar can be rolled into it. Funding this project may be a possibility through USDA.

The Main Street Project will include moving poles and then thinking about switching to LEDs. These types of projects are paying for themselves in two to three years.

Daniel Ouimette – presenting about Dan’s Gravel Products – update on the sale. Mr. Ouimette reported that the Rodrique Brothers are interested in buying the pit – there is a P&S in place, and they will take over at the end of June, beginning of July.

Ronnie and his brother, Mike, bought the pit, to be able to work closer to home. They are going to do excavation outside of the pit, as well.

Dan will still be supplying gravel to the Town, and he is hoping that the Town would continue to buy gravel from the new owners.

Last week, James was told that Dan did not have any more material in his pit – which was not actually the case. Dan has always provided good service to the Town of Colebrook.

Don Campbell – tax abatement on 26 Parsons Street. Friday, April 13th, Hannah Campbell is purchasing the Lambert House (Kim Merrill’s) at 26 Parsons Street, and it is coming down immediately. Don has done a whole inspection and it is not worth his time to renovate the property.

Hannah will be asking for an abatement. Clarke Jeffers will be doing the work. When the water meter was taken out, the person who took it out said that there was a \$60 monthly charge for water even with the building gone.

That connection needs to stop and then the bill will stop.

This property will be merged into one lot with #28 Parsons Street. There is a lien on the property because of unpaid water and sewer bills. The lien will be cleared up at the real estate closing.

Jeff Wolfe, American Performance Polymers – arrived at the meeting in response to a call from the Town Manager. At APP, they have gone through their entire discharge process and system. All of their waste is run through Process A of the wastewater system, and they are operating below their permit. They are filtering the nitrogen and discharging to the town facilities. He stated that there is no way for that white slimy substance to survive through the APP oil and grit separators and a filtration system and then through reverse osmosis. At APP, they are not seeing what was _____ represented in those pictures floating on the top of, suspended within.

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The first round of discharge analysis that was done by Eastern Analytical has no compound matches with those from APP. One of the results was diesel: APP does not have diesel fuel tanks. In the lagoon, diesel like that must be in a large amount – Mr. Wolf surmises that there has to have been a spill somewhere in Town or potentially a diesel tank leaking – subterranean – perhaps.

For diesel in that amount to get to that point and be at that level of dispersion, talking substantial amounts, a tanker full. The lagoons are 275,000 gallons. For the diesel to show up, it has to be considerable. It is not a generator, or a truck leaking. If you continue to see elevated diesel levels, then there is an active leak in Town, or two things that are combining and becoming diesel in the system.

The diesel had to have come from an auto-shop, or something was dumped.

Mr. Worter's photos taken on March 23, 2022, were accompanied by a statement that someone had introduced something new to the lagoons, there was a marked change that he observed. APP personnel and consultants looked to see if anything around that time had changed. They did not see anything physically, or in their process.

This facility is using EDTA acid that is friendlier than the acid used in the old Tillotson factory in Dixville. The PH is 8 or 8.5. It is washed off the forms at the rinse.

The select board and town personnel need to think about what is different or what has changed – in the Town. Cooking oil could be a culprit and with new restaurant owners in Town, they are unaware that they are not supposed to dump into the sewer.

At APP they are analyzing, testing and not seeing the same chemicals that are showing up in the tests.

James is going to ask Brian Sullivan to take upstream samples – at the pumping stations – not at the lagoons.

Mr. Wolf noted that APP is happy to help figure this out.

Mr. Wolf had a question about the CMA invoices and the letter from the Town of Colebrook. This is the first that he is seeing these invoices and letter and he is reviewing those. In Melanie Fogg's email today, she references an agreement for \$115,000 of which APP has paid \$45,000.

Mr. Wolfe is trying find such an agreement. He would like a copy. Supposedly that \$45,000 was going to be paid and then water & sewer rebates offered – the discounts were going to be provided to offset that \$45,000. That has not happened.

Sue will review the Town's paperwork.

Sue noted that the select board was told, by APP personnel, that the Department of Defense would make payments for the impacts that APP would have on the town's infrastructure. The select board is under the impression that these impact payments were part of the Department of Defense grant. This information was conveyed to the town by someone who knew about the APP grant.

Mr. Wolf has read both grants and does not recall that there is anything in there to compensate the town in the form of payment of impacts to the host community.

All correspondence between the town and APP should go to Mr. Wolf. He is the general manager of the APP plant in Colebrook.

Dawn Cameron – Colebrook Homeowners Corp. Agreement.

Discussion on a received bill and why this particular resident of the Cooperative was receiving an individual water bill.

Dawn is going to a housing summit for funding – she is a speaker at the summit and telling the story about the Cooperative and is very appreciate of the help from the select board. She is doing a slideshow with photos of people who have been helpful, so she will include a photo of the select board which she took at this meeting.

Sue made a motion to enter non-public under RSA 91-A:3, II(b) The hiring of any person as a public employee. Ray seconded the motion.

Roll call vote:

Greg Placy YES

Sue Collins YES

Ray Gorman YES

The select board entered non-public session at 6:21pm.

At 6:37pm, on a motion by Sue Collins, seconded by Ray Gorman, and a roll call vote:

Greg Placy YES

Sue Collins YES

Ray Gorman YES

The select board exited non-public session. Public meeting resumed at 6:37pm.

Tabled vote on minutes for 4/25/2022. Edits required before minutes can be approved.

Manager's report attached to these minutes.

Colebrook Homeowner's Corporation Agreement – from Jonathan Frizzell. Review, approve and sign.

Cemetery mowing – Danny Lyons reported that Boire Property Management assets are going to probate. There will be someone else taking over the town's cemetery mowing for now. The contract with Boire Property Management was a three-year contract.

For now, the select board said that we just need to make sure it is mowed for Memorial Day, especially.

Eleanor Mott Case – Superior Court found in the Town's favor. Jonathan Frizzell is willing to help out with this recovery of legal fees of approximately \$5,000.

Water Rates – The select board reviewed the reports with the real numbers. Mel needs to share this information with Brian and the board needs a meeting with Brian and Mel because these questions need to be answered:

- How much is pumped a day?
- How much can we bill for?
- What is the gap between pumping and billing/selling?
- What causes the gap?
- Mel noted that there are only two customers being charged a flat rate.

For Signatures

Agreement and Release Regarding Building Permit on Private Road. Joshua Lover Atwood Road.

Agreement and Release Regarding Building Permit on Private Road. Laine Levesque 39 Silver Maple Road.

Intent to Cut - Duane Call & Nancy Call Hughes Road.

Review with Mel about Kim Merrill's property that is getting sold. There is no lien on the property, yet. Ms. Merrill owes \$2,049.57. This will be paid at the time of sale.

Sue reported on an article in the Union Leader about sludge. There is no standard for PFAS in the bio-solids that are being spread in New Hampshire. In 2023, DES will be producing standards.

Regarding the letter for the New Hampshire Municipal Bond Bank for Drinking Water and Wastewater Treatment facility loan: The town does not need the money right now and the letter does not state what the interest rate is. The town is not ready for the money and the letter outlines June and July meetings, signatures, and bond closing timelines.

Even if James talks with them about the delays in the project and the grants. The town is not ready for the money, much less having to start paying it back. What does the bank suggest?

The town is still waiting for the CEDC proposal on what they would like to see for their tax bill on the Bill Bromage Drive building where Coos Brewery is.

The Locality grant is due June 3, 2022. Kendra does not think that they will approve the incubator because it is not emergency related equipment. The grant request should include the \$45,000 pump. The cruiser was \$51,000, we only need an additional \$5,000 to \$6,000. Mel will ask about the pump.

Greg recommended that Mel talk with Brian about this.

What about the water purification system that Colebrook is funding without help from any of the other towns?

Mel can ask Dean about that.

Mel reported that we are going to get \$69,469.51 additional from the FEMA COVID money from the federal government COVID response.

Sue asked about the damage done on Bear Rock Road. James is going to ask Paul Rella about it.

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Northern Bites – Ray reported that the owner does not think he is going to open this year. The price of food is outrageous. And suppliers substitute everything and you do not get the same quality items.

Sue made a motion to adjourn at 7:50 pm.