

TOWN OF COLEBROOK SELECTMEN'S MEETING

January 23, 2023

Present: Greg Placy, Chairman; Ray Gorman, Suzanne Collins

Also in Attendance: Brian Sullivan & Mike Worters, Water & Sewer Department; Gary Fournier, Assessor; TJ Rossito, Road Agent.

Pledge of Allegiance: Chairman Placy called the meeting to order at 1:05 PM and led those in attendance in the Pledge to the Flag.

Town Manager Resignation: Greg stated that on Saturday, January 21, 2023 Town Manager James O'Gorman had informed the Board members that he was resigning effective that day due to various health issues. Ray Gorman made the motion to accept the resignation with regret. Sue Collins seconded the motion. All voted in favor.

Posting for Town Manager Position: The Board reviewed the sample ad for the job, made a correction and agreed to advertise in *The News & Sentinel*, *The Colebrook Chronicle*, *The Caledonian Record*, *The Coös County Democrat*, and *the Sunday News*. The position would also be posted on the N.H. Municipal Association website as well as other outlets.

Water & Sewer Department Matters:

1. Mike informed the Board that he had passed the waste water exam and received the associated increase in pay. He stated advancement to the next level is a matter of successfully working with Brian for a period of time.
2. Brian spoke about the EPA and DES regulations relative to PFAS and his concern for the State tightening up on those regulations making it impossible to ever meet the thresholds. The leachate from the landfill contains PFAS as identified in reports filed with DES by Calx Environmental for the Town. Brian and Mike asked if Ron Guerin of Calx could add them to his distribution list for landfill groundwater monitoring reports. The Board concurred with the request. Brian did state that DES is there to help communities with these concerns and that DES has to enforce limits set by the NH Legislature. Brian stated that he suspects that leachate chemicals are getting more concentrated. The Board members stated that they would be having a Zoom meeting with CMA and Emery & Garrett next week, January 31 at 1 PM and would discuss this issue.
3. Mike reported that all the parts are in for the installation of the water meter at the Fire Station. They are waiting on Tallmage Plumbing & Heating who are hoping to be there at the end of this week or early next week for the installation.
4. Mike and Brian reported on the status of the endpoints on the smart meters. Mike stated he is not getting the information he needs. He is being sent out to get readings at places where there are no meters. Greg asked Mike to give the Board the list of places that the water department needs to get into to install meters and/or endpoints, to also share the over 100 locations that are not getting automatic reads that end up requiring a physical drive by. Greg will ask Dottie to get a list of phone numbers for these so that arrangements can be made to get Mike access into the residences to make the proper installations or check the installations.

5. Brian gave an update on the Colby Street Pump Station. It is currently running on bypass. Excavation work will be required to finish the project and coordination with Bolens Septic, S&S Electric and the highway department. He is waiting for a warm weather stretch. Brian did note that the temporary setup has only used 20 gallons of diesel and the new portable diesel pump is protected against freeze-ups.
6. Brian inquired why the highway department crew did not plow into the site for the wells and into the WWTP pump station. Greg replied that the Board would look into it.
7. Ray inquired about the status of the jetter that is out for repair. Mike replied that he had taken it to Chelmsford, MA for repair. It has been at Chadwick Ba-Ross for some time but they finally have the parts that are needed to complete the repair that will cost around \$5,000.

Discussion with Gary Fournier, Assessor

Gary stated that he met with Don Tase of the North Country Recreation Center to re-assess the building and grounds. Gary stated that he agrees that the building is highly over assessed. He has reworked the numbers and the revised value has dropped from \$653,000 to \$441,000. Gary said he understood that there had been an offer of \$350,000 for the property but didn't know the status of the sale. Greg replied that he believed the purchase had been approved last Thursday night.

Sue inquired about the recent issue where someone had purchased land in town where the size of the lot no longer qualified for current use and that a land use change tax had not been charged. Gary replied that when the new deed was received in the business office, the new owner information was input, a new property card was printed and the deed was filed. He had not been made aware of the change in ownership. So he recognized that the process in the office needs to change and informed the town employee that any deed that involves current use land must be put in a folder for him to review prior to being filed.

The following veteran's credits and abatements recommended by Gary were reviewed and signed by the Board:

- Veteran's Credit – D. Caron
- Veteran's Credit – D. Gilbert
- Veteran's Credit – W. Sambito
- Property Tax Abatement – K. Lambert
- Property Tax Abatement – NH Electric Coop
- Property Tax Abatement – H. Campbell. On this issue Gary reported that Campbell had purchased the property in May and demolished the house shortly thereafter. The property tax bill she received was for the entire year. Based on the condition of the house that the new owners testified to, Gary recommended an abatement on the decreased value of the building from \$81,100 to \$35,500. The new owners had paid only \$35,000 to purchase the property and the property taxes for the first part of the year had been paid by the seller.

The Board signed the following letters, agreements and contracts:

- CAI (Cartographics) – Annual Tax Map Maintenance \$3,800 (up from \$3,400 in 2022)
- Cohos Advisors – Annual Municipal Advisory Services \$52,500 and Special Grant Documentation Project \$3,500 to \$5,500.
- Letter to Coos Economic Development Corp – Agreement on taxes for Bromage Drive property currently rented to brewery.
- Letter to DES Commissioner Robert Scott requesting loan forgiveness for balance of ARRA/SRF loan on north end wells.

The Board also reviewed and approved the following:

- Intent to Cut – C. Brady
- Annual Fire Permit Reimbursement Claim
- Advertisement for Public Hearing on Budget to be Held on 2/9/2023 at 6 PM
- Advertisement for 2022 Citizen of the Year Nominations

The Board welcomed T.J. Rositto who had been requested to attend to resolve the issue of plowing access to the wells and the waste water treatment pump house. TJ informed the Board that the former employee of the Water & Sewer Department used to take the backhoe and plow these areas himself. He stated that highway department personnel don't mind helping water & sewer if they are busy or have an emergency. The Board agreed that a meeting would be scheduled with both department heads to work out interdepartmental issues next week.

Minutes of January 9, 2023: Sue Collins made a motion to approve the minutes as distributed. Ray Gorman seconded the motion. All voted in favor.

Chairman authorization to sign all grant paperwork: Various agencies require an authorized signatory for all grant paperwork. Previous authorization had been given to Town Manager O'Gorman. Sue Collins made a motion to name Chairman Greg Placy as the authorized signer for the Town of Colebrook on grants and loans.

Greg stated he would contact Tracy Wood at NH DES to inform her and the department that James will no longer be Colebrook's contact person. Greg will also contact HEB Engineering. Ray stated he would contact North Country Council to let them know.

On other business, Greg Placy agreed to get in touch with Greg Ainsworth, Forester, to see if he would be available to review Reports of Wood Cut in preparation for timber taxes in May.

Non-Public Session: (entered at 3:05 PM)

Sue Collins made the motion to enter non-public session under RSA 91-A:3, II (a) and RSA 91-A:3, II (c). Ray Gorman seconded the motion. Vote: Ray – yes; Sue – yes; Greg – yes.

Ray made the motion to leave non-public session at 3:35 PM. Sue seconded the motion. Vote: Ray – yes; Sue – yes; Greg – yes.

Sue Collins made the motion to seal the minutes of non-public session. Ray Gorman seconded the motion. There was no further discussion and all voted in the affirmative.

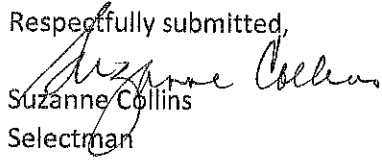
Next Meetings:

January 31, 2023 – Zoom Meeting with CMA Engineers and James Emery, Emery & Garrett.

February 1, 2023 – Work Session – Personnel

Sue made the motion to adjourn at 3:40 PM. Ray seconded the motion and the motion passed unanimously.

Respectfully submitted,


Suzanne Collins

Selectman