

**TOWN OF GREENVILLE, NH
SELECTMEN'S MEETING
July 13, 2011
Minutes**

5:30 p.m. Open Meeting

Chairperson O'Keefe opened the meeting at 5:30 p.m.

In Attendance: Chairperson O'Keefe, Selectman Blease, Selectperson Bergeron, Town Administrator, Kelley Collins, Water & Sewer Operations Manager, Carla Mary

5:30 p.m. Non Public Session – meet with Water & Sewer Operations Manager, Carla Mary

Chairperson O'Keefe made a motion to go into Non Public Session under RSA 91-A:3,II (c) at 5:31 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

Chairperson O'Keefe made a motion to leave Non Public Session at 5:53 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

Non Public Session - Adams Hill Water Tank vs. Barrett Hill Water Tank

Chairperson O'Keefe made a motion to go into Non Public Session under RSA 91-A:3,II (d) at 5:53 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

Chairperson O'Keefe made a motion to leave Non Public Session at 5:53 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

Review and Discuss 2011 Water & Sewer Rates

Water & Sewer Operations Manager, Carla Mary, provided the Board with calculations for water and sewer rates. Based on what we are currently billing for sewer, her estimate is that we would be short \$34,437 at year end. If the Board raised the rate \$1.60 we would be short \$16,899.40. \$3.25 would make us break even for sewer and allow us to stay ahead next year. The water rate is sufficient as it allows us to put money into the expendable trust each year.

The Board took the rates calculations under advisement and will discuss this further at their next meeting. There is a public hearing scheduled to discuss 2011 Rates on August 10, 2011.

6:00 p.m. Meet with Recreation & Parks Chairman, Rick Miller, Pool Directors, Jan Shultz and Chelsea Lund and Fire Chief, Jim Stimans to review and discuss procedures at pool

The Board met with Rick Miller, Chairperson of Recreation & Parks Committee, Fire Chief Jim Stimans, Pool Managers Jan Shultz & Chelsea Lund.

The Pool Managers said that they had The Water Wars at the pool today and it went well and everyone seemed to have a great time. Selectman Blease noted that he was there for part of the event and he was pleased with what he saw. The State was there to inspect the pool today as well.

Chairperson O'Keefe noted that because of the chlorine issue early in the year she asked Chief Stimans to be here. Chairperson O'Keefe asked Chief Stimans if the FD can do some training for the Pool Staff. Chief Stimans has been discussing some joint training with FD and pool employees. Rick Miller noted that they purchased a class for Chelsea and Jan is willing to

take it regarding the handling of pool chemicals. What happened with the chlorine was someone purchased the wrong stuff and then the chemicals got wet. This won't happen again.

The Town Administrator asked the Board if they would consider running some kind of scholarship program for people whose children could benefit from swimming lessons but do not have the funds to pay for them. There would have to be fundraising or donations sought and then there could be a Swimming Lesson Scholarship Committee established by the Board that would review the hardship and qualifications. The Board is willing to consider setting this up for next year. Meanwhile two of the Board offered to sponsor two children that need swimming lessons this year.

The Swim Team is running the concession stand for fund raising. Swim Team is paying ½ of suits and all of their goggles.

Rick Miller asked to talk Board privately in Non Public Session

Non Public under RSA 91-A:3,II (a) at 6:35 p.m.

Chairperson O'Keefe made a motion to go into Non Public Session under RSA 91-A:3,II (a) at 6:35 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

Chairperson O'Keefe made a motion to leave Non Public Session at 6:43 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

6:30 p.m. Meet with Avitar Assessor, Mark Stetson

The Board met with Assessor, Mark Stetson and Owner, Gary Roberge of Avitar Associates.

The Board briefly discussed the definition of "amenity value" as it applies to the "locational adjustment" applied to mobile home parks within Greenville. Mr. Stetson and Mr. Roberge noted that this locational adjustment is added to the mobile home parks to account for the fact that a two identical mobile homes in different parks will have different market values.

Non Public Session under RSA 91-A:3, II (d) to discuss cases pending with BTLA

Chairperson O'Keefe made a motion to go into Non Public Session under RSA 91-A:3,II (d) at 6:53 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

Chairperson O'Keefe made a motion to leave Non Public Session at 7:27 p.m. Selectman Blease seconded. Roll Call Vote: Chairperson O'Keefe – yes; Selectman Blease – yes; Selectperson Bergeron – yes

7:00 p.m. Meet with Greenville Estates Tenant's Cooperative Board members to discuss, how to read an assessment card, status of delinquent taxes in the park, "locational adjustment"

Chairperson O'Keefe apologized for running late. In attendance are GETC's Board: Joseph Piccirilli, Bob Collins, Christine Deane, Raymond O'Reilly, Edward Legere and Chairperson Mark Normandan.

The first item for discussion is the delinquent property taxes of a number of residents in Greenville Estates. The Tax Collector, Kathy Valliere, has provided an updated list of those in imminent danger of tax deeding. There are 21 properties on that list. Christine Deane noted it is a problem for the town and the Cooperative. The second issue that came up is why should any body be paying taxes and some people don't have to. We need to work together to resolve this.

House #192 has been abandoned. There was a lien holder/mortgage holder on property but they were not interested in paying the taxes. That mobile did have value now it doesn't. This is one we need an agreement on. We have another one that is extremely poor condition, but she is current with most things.

The Town Administrator did note that members of a previous Board did meet with the Selectman last year and she provided them with an agreement that was used between another

Town and their mobile home parks. That person was going to take that agreement back to their Board and try to get it approved. GETC Board members noted that was a previous Committee Member and that they wanted to start again. The Town Administrator will email a copy of the agreement to all the members of GETC's Board and to Chairperson O'Keefe.

Kathy Valliere noted she has been here almost 30 years. The way it used to work was any mobiles that owed taxes, the taxes were paid by the Park, but when that law got changed it also required the Town to pay park rent on any mobiles they took by tax deed. Clearly the Town cannot afford to pay park rent on 21 mobiles. In addition, if the mobile is in such poor condition that it is condemnable then the town may not want to take it because there is incredible liability until they evict the occupants. Mrs. Valliere noted that we have taken trailers in the past and it cost the Town a lot of money to dispose of them.

Explanation of Amenity Value

Chairperson O'Keefe read the following definition of Amenity Value as provided by Aviation Associates, our licensed assessing company.

"The market value (and therefore the total assessment) of a mobile home located in one of the three parks in Greenville is influenced by the park. Because all mobile homes must be assessed in a similar manner, the amenity value component provides a mechanism to bring the total assessment in line with the market value in each park on April 1 in the year of a town-wide update. For Greenville, that was in 2008. In other words, the amenity value ends up being a locational adjustment to account for the fact that a similar mobile home in a different park will have a different market value."

Considerable discussion took place regarding the amenity value in Greenville Estates, but it was agreed that the exact same mobile home would not sell for the same amount of money in Frost Trailer Park as it would in GETC.

Chairperson O'Keefe suggested a meeting between these two Boards in August to continue discussions on tax deeding agreement.

Town Clerk/Tax Collector

The Board met with Kathy Valliere to discuss tax deeding. One resident in GETC would be eligible to get \$1700 back from the Town because she has paid on one of those years. The Town Administrator noted that may be helpful because she could use that to pay first months rent and a security deposit elsewhere.

Selectperson Bergeron would like to know how many people on the past due list are receiving veteran's tax credit, elderly exemptions, blind exemptions.

Non Public Session under RSA 91-A:3, II (d) to discuss status of negotiations for an easement

New Business

Review and discuss Water and Sewer rates for 2011

See discussion above with Water & Sewer Operations Manager. The Board has taken this under advisement and will put it on the next agenda.

Review and discuss Invoice for sewer blockage on Main Street

The Board reviewed the letter from the Water & Sewer Operations Manager. The Board will pay this invoice but they would like a letter sent to Panda Wok with a copy of the invoice noting that they must have their grease traps cleaned out on a regular maintenance schedule. The Town suggests monthly but no longer than quarterly.

Review and discuss letter from Avitar Associates regarding update of utility assessments

This item was tabled

Review and discuss status of permit/licensing for new business Money for Metals

The Board will have the Code Enforcement Officer and Town Attorney correspond with Mr. Pelletier reminding him that he has to obtain a "junkyard permit" from the Town and see the Zoning Board about any residential use of the mobile home on that property.

Review, discuss and approve pre-buy of oil for 2011/2012 heating season

The Town Administrator noted that we can pre-buy from Ashby right now for \$3,649 or \$19,705 for the town. Then when we get deliveries we will be charged at \$3,549 because the \$.10 per gallon protection is deducted. If the price drops we get the lower price. Haffner's is at \$3,699 plus \$680 non refundable fee and they do not offer automatic delivery. Allen Mathewson is at \$3,899. The Board will consider this and discuss at their next meeting. Selectman Blease would like to talk to Pat at Haffner's.

Complaint regarding smell from Old Dutch Mustard

The Board reviewed the complaint and signed a letter to the resident that complained about a "stench" from Pilgrim Foods. Chairperson O'Keefe did call the resident to let them know that we received the complaint.

Old Business**Review and discuss status of High Street funding**

The Town Administrator made the Board aware that we may be eligible for Community Development Block Grant money that can be used to match the FEMA grant. The first step is to hold a public hearing. The Board agreed to allow Southwest Regional Planning Commission to hold a public hearing on 8/10 at 5:00 P.M in our meeting room.

Fire Station Committee

The Board reviewed the email from Committee. The Board is not comfortable approving the hauling off of this material until we are the owner's of the property. The Board would like to see the other bid.

Miscellaneous

Chairperson O'Keefe has a concern that all three Selectmen see everything at the same time. The Town Administrator will start putting together a packet for Selectmen by close of business on Monday on the week of a meeting. The members will then be free to pick up the packet Monday night and review it for Wednesday's meeting

Signature Folder**Review, approve and sign check manifests**

The Board reviewed, approved and signed the check manifests

Review, discuss, approve and sign minutes of 6/22/2011 Board of Selectmen's Meeting with Non Public Sessions (2).

The Board reviewed, approved and signed the June 22, 2011 Selectmen's Meeting minutes including (2) sets of Non Public Meeting minutes.

Review and approve various purchase orders

The Board reviewed, approved and signed several purchase order

Review, approve and sign NH DES application for annual payment of State Grant for compliance with the Surface Water Treatment Rule

Selectperson Bergeron made a motion to authorize the Chair to sign the 2012 State Grant for compliance with the Surface Water Treatment Rule in the amount of \$26,684.70 Selectman Blease seconded. Motion passed 3-0.

Review, discuss, approve and sign Contractor's Application for Payment #11 for the Secondary Clarifier Upgrade project

Selectperson Bergeron made the motion to authorize the Chairperson to sign Contractor's Application for Payment #11 for the Secondary Clarifier Upgrade project. Selectman Blease seconded. Motion passed 3-0.

Review, approve and sign letter to former Building Inspector/Code Enforcement Officer, Don Baldinelli

The Board reviewed, approved and signed the letter to former Building Inspector/Code Enforcement Officer, Don Baldinelli.

Review, approve and sign letter to Marshal Buttrick

The Board reviewed, approved and signed the letter to Marshal Buttrick.

Adjournment

Chairperson O'Keefe made a motion to adjourn at 9:27 p.m. Selectman Blease seconded. Motion passed 3-0.

Minutes prepared by: Kelley Collins/Town Administrator

Approved by:


Kelle O'Keefe/Chairperson


Scott Blease/Selectman


Brenda Bergeron/Selectperson