

**TOWN OF GREENVILLE, NH
SELECTMEN'S MEETING
February 13, 2013
Minutes**

4:00 p.m. Open Meeting

Chairperson Blease opened the meeting at 4:00 p.m.

In Attendance: Chairperson Scott Blease, Selectperson Brenda Bergeron, Selectman Douglas A. Reardon, Town Administrator (TA) Kelley Collins, Robert Durfee, P.E. and Scott Bourcier, P.E. from Dubois & King, and Sonny O'Reilly/Chairperson, and Tom Barrett and Leon Proctor, members of the Greenville Estates Tenants Cooperative (GETC) Board

4:00 p.m. Non Public Session under RSA 91-A:3, II (e) to discuss Pending litigation

Selectman Reardon made a motion to go into Non Public Session under RSA 91-A:3, II (e) at 4:03 p.m., Selectperson Bergeron seconded. Roll Call Vote: Chairperson Blease – yes; Selectperson Bergeron – yes; Selectman Reardon – yes.

Selectman Reardon made a motion to go back to proposed agreement with Pilgrim Foods from December 2012 prior to introduction of flow and minor exceedance discussions. Selectperson Bergeron seconded. Motion passed 3-0.

Selectperson Bergeron made a motion to leave Non Public Session at 4:14 p.m. and seal the minutes until issues are resolved. Selectman Reardon seconded. Roll Call Vote: Chairperson Blease – yes; Selectperson Bergeron – yes; Selectman Reardon – yes.

4:15 p.m. Non Public Session under RSA 91-A:3, II (e) to discuss pending litigation

Selectperson Bergeron made a motion to go into Non Public Session under RSA 91-A:3, II (e) at 4:15 p.m. Selectman Reardon seconded. Roll Call Vote: Chairperson Blease – yes; Selectperson Bergeron – yes; Selectman Reardon – yes.

Selectperson Bergeron made a motion to leave Non Public Session at 4:21 p.m. and seal the minutes until the threatened litigation with Greenville Investment Trust is settled. Selectman Reardon seconded. Roll Call Vote: Chairperson Blease – yes; Selectperson Bergeron – yes; Selectman Reardon – yes.

Review and discuss 2013 proposed budget and Warrant Articles

The Town Administrator made the two changes to the budget (add \$200 to tax collector's lien line item and subtract \$250 from patriotic purposes July 4th line item). She also moved the police contract up to article #6 so that the polls can be open for the required hour. The Selectmen reviewed and signed duplicate originals of the Warrant for posting.

5:30 p.m. Meet with Bob Durfee and Scott Bourcier, representatives of Dubois & King to review 95% complete plan for High Street slope stabilization

Scott Bourcier and Robert Durfee from Dubois & King explained that the purpose of this meeting is to inform the Board of where we are in the final design phase, what is left to do and the time line. They are delivering the 90% complete plans and specs. They took the 35% complete and advanced them with more detail to 90% complete. Nothing

has changed, didn't find anything at final design that needed to be overcome. The sheet pile wall will be on town property and Alix property with tie backs. The plan calls for stabilizing the slope and placing rip rap 2'-3' diameter. There are two possible means of access – lower the water level in the impoundment and build a road from below or use a barge and which will require building a barge dock. There is a third alternative if the contractor has access to a large enough crane they could do all work from top. There are designed improvements to High Street for length of 600 feet to improve drainage. This includes a closed drain system that outlets down lower on street. This is formatted on bid as an add alternate.

Scott Bourcier from Dubois and King, explained that the primary bid is the slope stabilization with (3) separate add alternates if bid is low enough. First add alternate is the closed drain from structure to where we start to do water & sewer relocations. Getting down slope is part of the permitting that Headwaters is doing. It is tough work getting down to the slope. From there to the rest is regular drainage project. Second add alternate starts where water, sewer relocation to end of project. Third add alternate is reclaiming and repaving of High Street from point A to point B.

Sheet pile wall will be 6" and have a 4' fence above that. There will be a guardrail around two sides of the Alix parking pad.

Scott Bourcier gave a run-down of completed to date: see memorandum Robert Durfee has worked with Rebeckah Bullock (the administrator of the CDB grant) to establish Davis-Bacon Act wages and she wants to see one final draft of bid docs for her review before going out.

The proposed construction price is still within contract price. D & K is looking for a \$25k amendment for engineering – they have had to do more easement documents and historical overview of site. There was also additional design work for add alternates and water & sewer relocations. Bob Durfee will get us a fee amendment next week with all additional costs in order to arrive at \$25K. There is a 10% contingency in the projected construction cost.

The bid-phase services will include advertising in three places plus their own list of 40-50 companies they've used before. They just bid a bridge project in Laconia it was a \$2 million project and 27 contractors took plan sets and they had 8 companies bid.

Dubois & King reviewed the timeline with the Board.

Selectman Reardon made a motion to have D&K proceed with the bid docs on the slope stabilization project. Selectperson Bergeron seconded. Vote: 3-0.

D&K has identified 5 or 6 homes that need a pre construction survey.

The Town discussed having a public meeting once we have a contractor to go over what this actually means for the residents.

7:00 p.m. Meet with Tom Barrett and Sonny O'Reilly, members of the Greenville Estates Tenants Cooperative Board to discuss 192 New Hillcrest Drive

Representatives of the Greenville Estates Tenants Cooperative Board, Mr. O'Reilly/Chairman; Leon Proctor and Tom Barrett met with the Board of Selectmen at their request to discuss 192 New Hillcrest Drive.

Tom Barrett explained to the Selectmen that GETC paid taxes on Lot 192. They basically wound up going to court. The records are sealed and they are not supposed to disclose what happened in that court.

They paid the entire tax bill including almost \$3300 in service charges and fees. The Town Administrator pointed out that the penalties are allowed by statute and without the 12% and 18% (after one year) no one would pay their taxes and the fees cover actual hard costs of filing liens and doing the lien and mortgage research.

The bill itself was \$6500 (taxes), the check was \$10,200. A gentleman has taken it over and is rebuilding it. According to Mr. O'Reilly the property was over-assessed. The Court put a value on it of \$4400. The Court said there is going to be an auction. They paid the tax bill so the next guy coming in could start out fresh.

The Town Administrator stated that the owner of the property could have asked for an abatement any of the years in which he/she thought the assessment was inaccurate.

In addition, the Selectmen have answered GETC's request to have interest and penalties waived, in both their letters of October 25 and December 20, 2012. The Board of Selectmen's philosophy is to abate the taxes if GETC will remove the mobile home. They are not interested in abating the taxes to have the mobile remodeled.

The Board asked if it is GETC's plan going forward to sell the mobiles they take ownership of to this gentleman for remodeling? Not on all of them. Mr. Barrett noted that a lot of times they can call the manufacturer and get a new home put on the site. With this gentleman doing the rehabs he has been able to put three back on the tax rolls.

Chairperson Blease made a motion to take it under advisement. Selectman Reardon seconded. Vote; 3-0

Mr. Barrett can talk to some of the others and they can probably come up with something. Mr. Proctor said we paid the taxes and saved you the \$5K to remove it and all we're asking for is fees and penalties.

Old Business

Review and discuss status of tax deeding

The Town Administrator wants to proceed with the next three properties on the tax deed list. 4 Vaillancourt Park, 11 Vaillancourt Park, 66 Hillcrest The Board agreed to do the next 3 deeds and evictions.

Review and discuss status of Livingston Road culvert project

There is no new information on Livingston Road. We are still waiting to hear if the revision to the scope of the project has been accepted by FEMA.

Review and discuss setting a meeting date for Senator Bragdon and Senator Peggy Gilmore in March

The Board is ok with having them in for the March 27, 2013 meeting.

Snow Removal Ordinances

The Board reviewed the ordinances that the TA provided for review on putting snow on town property.

New Business

Review and discuss request from Mr. Buttrick for fire department records

The Board reviewed Mr. Buttrick's request and the TA's letter to Mr. Buttrick.

Review and discuss appointing Chief McTague and Road Agent, Thomas Plourde to the Town's Highway Safety Committee

Chairman Blease made a motion to appoint Chief McTague and the Road Agent, Thomas Plourde to the Town's Highway Safety Committee. Selectman Reardon seconded. Vote: 3-0

Signature Folder

Review, discuss and approve check manifests

The Board reviewed, approved and signed the payroll and account payable check manifests.

Town Report


The Board proofread their report for the 2012 Town Report. The Board would like to add an acknowledgement of the passing and contributions of Mr. Russell Cook, Sr.

Adjourn

Meeting adjourned at 7:35 p.m.

Minutes submitted by: Kelley Collins/Town Administrator

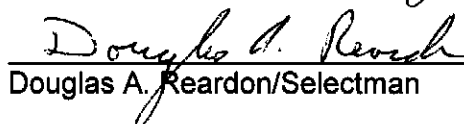
Approved by:



Scott Blease/Chairperson



Brenda Bergeron/Selectperson



Douglas A. Reardon/Selectman