

Selectboard Minutes
August 16, 2022

Present: Andy Artimovich
Jenn Jones
Robert Mantegari
Russ Kelly
Jon Morgan (via zoom)

Artimovich called the meeting to order at 6pm.

The Board reviewed live checks for payroll.

Mantegari motioned, seconded by Jones, to allow Morgan to attend remotely. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye.

The board then reviewed the remainder of payroll and accounts payable then signed the register. The Treasurer's report can be found at the end of the minutes.

Mantegari motioned, seconded by Jones, to accept the consent agenda. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – abstain.

Wayne Robinson, road agent, was present to discuss the upcoming paving at the rec center slated to begin Monday, August 22. He explained there has been a price increase of about \$9,000 due to material increases in the industry and the amount of tonnage needed to complete the project. Artimovich stated the new quote is \$90,109.50 which is an increase of \$8,859.50. Clement stated \$81,000 was encumbered. Jones asked if the town knew the price was subject to change when the money was encumbered. Artimovich responded that the money was encumbered before fuel prices skyrocketed. Jones asked if there was anything in the contract that stated pricing would remain the same. Morgan asked if the board had requested a new quote. Artimovich responded they had not.

Artimovich asked Robinson if Bell & Flynn did the school paving. Robinson affirmed they were. Jones asked if there was a price issue with the school paving. Artimovich responded the board did not authorize payment for the school paving, the school did. Morgan asked if Letty Bedard was present and could speak to the pricing. Artimovich responded Bedard was not present in the audience. Robinson asked permission to speak on how to possibly obtain the funds. He offered to use a portion of the remaining \$38,000 from the Scrabble Road paving project to help with the additional cost of the paving at the Rec Center. Robinson pointed out that the work definitely needs to be done. Artimovich responded that the \$350,000 was a warrant article to be used only on the roads, making the remaining funds ineligible to use toward the Rec Center.

Artimovich asked why the paving was not done in March or April. Robinson responded the plan was to do the paving at the Rec Center right after Scrabble Road was paved, but there were a lot of programs scheduled at the Rec Center including summer camp. The project will require no traffic at the Rec Center, according to Robinson. Artimovich asked if the extra \$100,000 block grant that was received could be used. Clement stated she would need to check to see what the grant could be spent on. She explained the last time there was additional money appropriated the town was able to use it for any project that the money was not already appropriated for. Artimovich explained the DOT has sent an additional block grant in the amount of \$100,617.58 which is above and beyond the quarterly payments the town receives.

Artimovich asked if John from Bell & Flynn was absorbing any of the increase or if it was all being passed onto the town. Robinson responded he was unsure. Artimovich asked Kelly his opinion on the price increase. Kelly asked what the options were with the project being slated to begin on Monday. Artimovich responded – do the project, ask for a rebid or split the difference. Jones asked what kind of fine print there was on the previous contract. According to Clement, Robinson did not have a signed copy of the contract. Jones asked if it was just a verbal quote. Artimovich responded he believes they were presented with something similar to what the board was looking at as a quote, but it was not signed. Robinson stated he believed he provided a letter from John Bell on June 6th when he attended the meeting. Clement responded she believes that was just in reference to the Mill Road Project.

Kelly asked if there would be consequences from Bell & Flynn if the town decided to rebid the project. Mantegari added that if the board decides to rebid, the job will not be able to begin on Monday. Jones asked if the schedule has been cleared at the BRC. Clement responded it has been. Jones stated she feels this is the time to do the project. As sports will be starting up soon. Artimovich added there is the Primary in September and the General Election in November. Mantegari stated he was surprised the price was not locked in since the

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job was discussed quite some time ago and he is surprised the asphalt was not prebought like people do with oil. He asked if Bell & Flynn would be open to splitting the difference. Kelly stated he felt that was reasonable to ask, but also acknowledged the need for the project to be done. Mantegari pointed out the town utilizes the company for other projects and referenced the \$311,000 check that the board approved tonight. Mantegari asked if it would be possible to try to reach out to John Bell via phone to see if there would be willingness to split the difference with the town.

Mantegari made a motion to expend up to \$86,000 to pave the Rec Center lots. Artimovich asked for a second on the motion. Jones asked where the money would come from to cover the additional costs. Mantegari responded it could come out of TAN. Artimovich added the money could come out of the block grant if it is a permissible use. Morgan asked if the town would rebid the project if Bell & Flynn is not willing to split the difference. Mantegari responded that the board would have to and that he would have appreciated more notice of the change. Artimovich stated the board has not met since the revision in price which occurred on August 9. Robinson offered to attempt to reach John Bell via phone and Mantegari offered to speak with him.

Mantegari stepped out to speak with Bell & Flynn on the phone regarding the projected increase.

Morgan asked if Robinson's unused money from the warrant article that cannot be used on the Rec Center paving could be used on the Mill Road guardrails. Artimovich responded the remaining money from the road maintenance warrant article could be used on the guardrails. Morgan asked what the quote was for the guardrails. Clement responded it was just over \$17,000. Jones asked if the board could potentially use the block grant to cover the cost of the guardrails. Clement responded possibly.

Jones asked where the block grant money goes when it is deposited. She asked if it goes into the highway account or some other place. Clement responded it goes into revenue. Artimovich explained when the budget is created, it shows revenue, but does not break it down to specifics. Jones asked if the money is specifically earmarked for specific highway projects or constrained in any way. Clement responded no.

Mantegari returned to the table after finishing the phone call with John Bell. He shared that Bell is willing to split the difference and the increase will be \$5000 to the original bid. Mantegari motioned to expend an additional \$5000 for the Rec Center paving project. Jones seconded the motion. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – aye. The motion carries. Mantegari asked Robinson to reach out to Bell and let him know the motion passed. Robinson agreed.

Janice Wiers, library director, was present to update the board on the bids she received for the mini split units. She presented the board with the quote the trustees voted on. Wiers explained she obtained three (3) quotes from Makenzie Heating, HeatPro and ReVision. She explained the Trustees decided to accept the lowest quote by ReVision in the amount of \$14,379 for a mini split in the kid's room and the adult room. Mantegari motioned, seconded by Jones, to expend \$14,379 from impact fees for 2 heat pump systems. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – aye. Motion carries.

ReVision representative, Dan Clapp and Rob Wofchuck, solar subcommittee chair, were present to discuss the town's solar contract and usage and to answer questions. Clapp stated September is the 6th year anniversary of the solar array panels located at the Fire Station. The town will have the option to buy those panels from the original investors. Clapp explained the Power Purchase Agreement (PPA) started at .08/kWh with a 2% price escalator per year after year 2. Clapp explained if the town was looking at a buyout, it would be a payback of about 5 years. He explained if you consider the current utility rates, the payback would be less than 4 years at the buyout amount.

Clapp explained if you calculate the net present value for the existing array and what it produces under today's current rates, the value of that array is well over \$200,000 for the remainder of the electricity and renewable energy certificates. ReVision is in Brentwood and has been for over ten years according to Clapp. He also stated he was unaware of the bid for the mini splits and was surprised they came in as the lowest quote. Clapp shared he believes a buyout option is a good option for the town especially given the current utility rates.

Artimovich asked what the town's ongoing maintenance cost will be. Clapp responded it depends on the level of the service contract. He explained the contracts range in price from \$1000 - \$1500 per year depending on what coverage is desired. Clapp explained it depends on the options chosen – 24 hour response time, daily reviews, monthly reviews, no down time, etc. Mantegari asked if the town has been putting \$17,000 into capital reserves. Clement responded yes. Mantegari asked if that money was being added for seven years. Clement responded there may be enough money in the fund already to cover the purchase.

Clapp explained the panels are overproducing what was expected. He stated it is producing 111%, which is higher than what was

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projected. He believes it could be related to the upgraded LG all black panels that were installed. Clapp explained the panels will last another 20 years. He stated it is the inverters that typically fail. Clapp said in their model they plan for inverter replacement in year 20. Artimovich asked what the cost of an inverter would be. Clapp responded it is estimated at about \$12,000 per inverter which covers the parts and labor. The inverters have a twelve-year warranty, calculating the warranty to be about six more years. Artimovich suggested the town possibly begin a capital reserve fund for the solar panel maintenance. Mantegari agreed that would be a good idea. Wofchuck stated he could not remember if the warrant article allowed for just the purchase of the panels or if the language was broader and allowed for maintenance to be covered as well. He reminded the board the panels are warranted for 25 years.

Jones asked for clarification on the pros and cons of buying out. She also requested clarification from an early discussion about the size of the system. Clapp responded that the small-scale generator definition has not yet been successfully changed. He went on to say the system is maxed at 99 kilowatts. Anything larger would not be considered a small-scale generator and would directly affect the net metering. Clapp explained if the board desired to expand to the school, ReVision could look at it as a separate Purchase Power Agreement. He further explained the town is grandfathered under the original net metering plan until 2040. Wofchuck added to the explanation by sharing that when the panels over produce, which according to him is nearly every day, the town is being reimbursed 100% of the cost from the utilities. His example was that if the town is paying 10 cents, they receive 10 cents in return when the electricity is "sent back". Wofchuck explained that if the town produces more energy than it uses, the reimbursement rate drops because it causes the generated electricity to fall into a different category. He explained that if the system is increased to a larger system, the generated electricity would fall more into a wholesale category reducing the reimbursement rate to a lower amount possibly from 10 cents to only 3 cents.

Jones requested clarification on which charges would be eliminated if/when the town does the buyout. Clement responded it would be the quarterly payment which is about \$16,000 annually. Mantegari asked if the town would continue to get money back from the generation of the electricity. Clement and Clapp responded that is correct.

Clapp explained the Renewable Energy Credits (RECs) can be sold or they could be retired and taken as carbon offsets. If sold, the town could gain about \$4000-\$4500 per year. Wofchuck added how the clean energy credit works for companies who are not producing enough clean energy. Artimovich stated if the town uses some of the money from the buyback to start a maintenance fund there would be zero tax impact to maintain it. Jones stated that she is not hearing any downside to doing the buyout of the solar panels. Wofchuck agreed there is no downside. There was some discussion between Clapp and Wofchuck about the exact date the buyout would be available. Jones asked why anyone would retire the offsets instead of selling them. Clapp responded for some it is bragging rights.

Bill Faria, South Road, stated he feels the buyout option at this time is a good idea.

Mantegari motioned to buyout the solar panels in September for the amount of \$101,447. Clapp has requested the opportunity to double check the timing and the amount. Jones read from a copy of an email provided to the board that the panels went into operation 8/31/2017 making the purchase eligible for 8/31/2023. Mantegari withdrew his motion. Morgan asked if it makes sense to encumber money for the purchase. Artimovich responded there is already a capital reserve fund with the money in it for the purchase.

Artimovich shared the Historical Society has requested a bake sale table at the elections. Mantegari motioned, seconded by Jones, to allow the Historical Society to offer a bake sale at the elections in September and November. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye. Morgan was not on zoom at the time of this vote.

Clement presented the board with an invoice from KRT for the BLTA hearing. She is requesting authorization to expend \$1612.50 from Capital Reserves Fund for revaluations. Mantegari motioned, seconded by Jones, to expend \$1612.50 from capital reserves. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – aye.

Clement presented a letter from the Planning Board requesting the release of a cash bond for D&H Realty in the amount \$17,588 due to substantial completion of work leaving \$2,500 and accumulated interest remaining. It was recommended by the town engineer and Planning Board. Mantegari motioned, seconded by Jones, to release \$17,588. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – aye.

Clement presented the board with a letter from a renter of the BRC and an issue in cleanliness she encountered. Renter is requesting financial reimbursement of some sort. Jones asked if it has gone through Andy Gray, Rec Director. Clement responded she had discussed the situation with the Rec Director. She stated Gray shared this person has used the facility on numerous occasions previously. Gray has suggested offering the renter a resident rate of \$300 on the next rental opposed to the \$500 non-resident rental fee, as she is a non-resident.

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Clement suggested offering her the resident rate to give her some financial relief and encourage her to rent again to give it another chance. Jones asked if there is an explanation of why the rental was not in the expected condition. Clement responded it was a disconnect between the end of the day at camp and the cleaning crew. The situation has been addressed with the counselors/camp staff and the cleaners. Jones motioned to offer the discounted resident rate to the non-resident renter. Kelly asked if the condition explained in the letter is accurate as far as Clement knows. Clement responded yes. Kelly feels it seems fair to refund her the entire rental fee. Jones withdrew her original motion. Jones then motioned to refund the full rental fee, seconded by Kelly. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – aye.

Clement shared with the board information from the Mill Road Bridge meeting from this morning. She explained the plan is to pour concrete on the second form beginning tomorrow at noon and concrete would be done by the end of the week. The goal is to have the substantial completion by September 2nd and the road open no later than August 26th to allow for busses. Clement explained that if the concrete pour does not go as planned for tomorrow, it could cause a delay in full completion and the option for possible one lane open might be necessary to allow the busses to get through.

Clement stated SA Engineering has requested the Board do a site walk on Thursday to review the chain link fence, rock wall that abuts the dam and the guardrails before moving onto final steps in the project. It is expected the site walk will take about thirty minutes. It was decided the Selectboard will meet at the Mill Road Bridge for 7am on Thursday for a site walk. Artimovich offered Morgan the opportunity to facetime if he is interested in joining the meeting. Jones asked if the liability waiver with the dam owner was resolved. Clement said the waiver was agreed upon.

SA Engineering may be coming to the board with an amendment on construction administration according to Clement. She explained they will be finalizing the numbers with how much time they have spent on site and how much they anticipate with the concrete pour. Clement stated guardrails are still on hold until the budget is assessed regarding the project. Artimovich asked Clement to find out about the block grant money usage for the guardrails and the availability of any changes to the cost of the Mill Road Bridge project.

Jones asked for an update on the air filtration for the town offices that was brought up at a previous meeting. Clement responded Kip Kaiser, building inspector, is finalizing numbers on square footage. The last quote was about \$1500 per unit and Kaiser plans to get two – one for the board meeting room and one for the other conference room. It is Clement's understanding that if the doors remain open in both conference rooms, the air will flow fine with just those two units. Mantegari asked if there are any units at the fire department. Clement responded they have two units at the FD. Mantegari asked about the police department. Clement responded there are none at the PD. Wiers, library director, asked if the library was going to be part of that proposal. Jones responded that she believed it was to be directed to all town buildings. Artimovich responded that Kaiser will connect with Wiers about the square footage. Artimovich stated the plan would be to use impact fees for all the units.

Kelly shared he met with Rick Murphy, emergency management director, about being a rep from the Selectboard. Kelly stated he is volunteering for that role as the designated representative. Artimovich responded that previously, former chair, Ken Christiansen, was the rep. Artimovich believes it is a good idea to have a representative as part of that team for the drills and graded exercises. He feels Kelly would be a good option because he is in his first year of serving and would have 2 more years to become an expert in that role. Jones asked what triggers an emergency response. Artimovich responded it is done by the emergency management director. He explained it is not always connected to Seabrook and can be a local situation like an ice storm that makes Route 125 impassable. There is a hazardous mitigation plan in place according to Artimovich. Mantegari motioned, seconded by Jones, to have Kelly serve as the board representative. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – abstain; Morgan – aye. Clement asked Kelly if he would like her to reach out to arrange his attendance at the meeting to be held at the end of September. Kelly responded yes.

Kelly asked about the opportunity to put an Energy & Environmental committee on the agenda at the next meeting. He explained it would be made of volunteers with background in those fields who would be tasked with researching and making recommendations of energy especially considering recent legislation on community power. Jones stated she believes there are other towns that have something similar.

Kelly shared the library is hosting an informational session on August 29th at 6pm about electricity, pricing, what can be done to reduce usage, what to do if you have an issue paying the bills and information on third party energy suppliers. Guests include NH Office of Consumer Advocate, Eversource representative, and Department of Energy representative. Mantegari asked if it would be on zoom. Wiers responded it would be available on zoom and it would be recorded.

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Morgan stated he would be launching some Economic Development Committee updates on the website this week. In addition, he shared the Economic Development Committee has reserved the weekend of May 17th for the charette with PlanNH. He will be requesting the town to pay half the amount and the recreation commission to pay the other half of the \$7000 amount. According to Morgan, there is no commitment at this time. Mantegari asked if it was the whole weekend. Morgan added there would be an added cost of room and board for some of the architects and engineers. Mantegari stated he desires to know the number of professionals to be brought in because that would be a factor as well. Artimovich requested a proposal for the benefits to the town and the cost. Morgan will work on the proposal of the cost for the charette. He shared the end goal would be to have redesigned recreational space that theoretically could be afforded and built in a 2-3 year timeframe.

Artimovich recognized the former town clerk, Phyllis Thompson, in the audience. She is visiting NH for a few weeks.

Chief Bird, Chief Ventura and his team, Jim Michaud, Andy Gray, and Wayne Robinson were recognized by Artimovich for a successful National Night Out Event a few weeks ago. Chief Ventura added Kendra Brackett deserves accolades as well for her role. Mantegari added Matt Kelly deserves some recognition for being willing to be dunked while wearing his uniform and then rushing off to a police call.

Liz Faria, South Road, voiced her concern about how having the town pay for a “bigger better rec center” will help attract businesses to Brentwood. Artimovich asked Faria to wait until the presentation for the possibility of having her questions answered.

Bill Faria, South Road, stated he believes the town did the same charette concept a number of years ago. He remembers it costing several thousand dollars in an attempt to identify the historic district. Mantegari asked if he was referring to town center. Faria responded yes. He continued to state he does not see any of those proposed improvements when he drives through the town center now. He feels something similar is being planned and does not see how it will benefit the town or bring business into town. Faria also suggested the land across the street from the fire department on Route 125 should be considered for the new location of the police department. He states he believes it would be less cost prohibitive than clearing and leveling the proposed land behind the fire department.

Phyllis Thompson, Ole Gordon Road, asked for the opportunity to share her thoughts about attempting to bring in business. She stated she feels it is a waste of time because there is no water and sewerage available to businesses.

Doug Finan, South Road, asked if there will be an Economic Development Committee Meeting on Wednesday. Morgan responded there would be. Artimovich asked if it has been posted. Morgan replied only in 1 location. Mantegari asked when it was slated to start because the posting needs to be up at least 24 hours ahead of the meeting. Artimovich stated there will be an Economic Development Committee Meeting at the Town Hall tomorrow, Wednesday, August 17th at 7:30pm. Morgan voiced that it might not be convenient for attendees. Artimovich stated if it would not work, Morgan would reach out to Karen to cancel the meeting.

At 7:25pm, Mantegari motioned to go into non-public for personnel and legal. The motion was seconded by Jones. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – aye.

At 9:10pm, Mantegari motioned to come out of nonpublic and seal the minutes from the non-public meeting. Jones seconded the motion. Artimovich – aye; Jones – aye; Mantegari – aye; Kelly – aye; Morgan – aye.

At 9:10pm Mantegari made a motion to adjourn. Jones seconded the motion. All were in favor.

Respectfully submitted,

Tamera Peek

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WEEKLY TREASURER'S REPORT

DATE:		8/16/2022		
General Fund:		TD BANK		
Previous Balance:		7,099,911.41		
Deposits:		381,228.01		
Payroll:		31,266.82	DDP: \$29,991.13	
			CHK: \$1,275.69	
FICA:		7223.73		
to Impact Fees			Reg A/P Cks \$602,471.40	NHRS \$42,607.75
A/P: Regular		854,972.15	Swasey : \$209,893.00	CO-OP: \$
to Impact Fees		7,236.00		
GF to Rec CC				
Voided Check				
Account Balance:		6,580,440.72		
Interest Earned YTD:		4,868.83		
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Joyce A. Gallant, Treasurer				
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Ambrose Kizza Deputy Treasurer				