



# BOARD OF SELECTMEN

## DEEP RIVER TOWN HALL

Regular Meeting – January 28, 2014

**Attendance:** Selectmen Dick Smith, Angus McDonald Jr., Dave Oliveria  
Also: Margo Hilfinger, John Green (*videography*). Also AC  
Proctor, Renee Tschopp.

This regular meeting was called to order at 6:38 pm by Angus McDonald.

**Minutes:** Regular Meeting January 14, 2014.

Minutes tabled until the February 11, 2014 meeting.

APPROVED 3 -0

### **Appointments:**

McDonald moved, 2<sup>nd</sup> by Oliveria, to move William Harris from ZBA alternate member to regular member, and to appoint Jack Coulter to the alternate's position. Terms to expire on 12/1/2014.

APPROVED 3-0

Oliveria moved, 2<sup>nd</sup> by McDonald, to appoint Jane Moen as a regular member of the Parks & Recreation Commission – term to expire 12/1/2016.

APPROVED 3-0

Board of Selectman remained in session to discuss and act on the following agenda items with the Board of Finance:

1. Pump station on Essex Street.
2. Sale of 73 Kirtland Street.

Item #1. Pump Station Essex Street - Smith advised both Boards that Cardinal Engineering had completed the final design for the pump station on Essex Street. On behalf of the WPCA, Cardinal had obtained three quotes, which ranged from \$59,466 to the high of \$78,420. Review of the quotes provided various options for equipment, but there was no difference in the underground concrete storage tanks. It was the feeling of the 1<sup>st</sup> Selectman and WPCA that this would be the right time to install the pump station. The advantages of completing this project along with the Kirtland Street project are many. The Village View Apartment complex on Essex Street is completing a major renovation project on their property and would give us an easement to install the pump station at the lowest point on their property. Our WPCA would receive an additional \$13,000 of revenue per year toward the plant's operation without any additional cost. There would be a manhole installed on Essex Street which would be connected to the pump station. This would allow for future hook-ups by other residents of Essex Street as needed. How this project would be funded was also discussed. Smith explained to both boards that test borings on the Kirtland/River Street sewer project were completed and that less ledge was found than anticipated. This would reduce our blasting cost. Smith contacted the USDA and asked if the pump station could be included in the Kirtland/River expansion project as long as it did not increase the amount already authorized by the Town. Smith had not received authorization from the USDA yet, but wanted approvals from the town in place.

Following a lengthy discussion Oliveria moved, 2nd by McDonald, to approve the pump station with the following stipulations:

1. That the total expenditure of the Essex Street pump station does not exceed \$70,000.
2. If approved by the USDA the \$70,000 would not increase the dollar amount already authorized by the town for the Kirtland/River Street sewer project.

APPROVED 3-0

Item #2 . 73 Kirtland Street - Smith explained that several residents who live on Kirtland Street were concerned that the sale of that property was not in the best interest of the town and neighborhood. Smith advised the residents that the property was not providing any tax revenue and that it was a liability. AC Proctor, an adjacent property owner, reported that she had met with many residents to discuss their options. After their discussion some in attendance agreed to help Proctor purchase the property if possible. In the end Proctor felt the best option was for her to purchase the property by herself and combine it with her property. Smith agreed to contact Wade Sarette who had submitted a written bid of \$12,400 for the property at 73 Kirtland Street when it was advertised for sale.

Sarette agreed to withdraw his offer so that Proctor and the neighbors could buy the property from the town. His only stipulation was that he be reimbursed for expenses he had already incurred, which he estimated to be \$4,500, for engineering and building plans. After a lengthy discussion between Board of Selectman and Finance both boards agreed to sell the property for \$10,000. This was the agreed upon number that both boards had set as a minimum bid when the property was advertised for sale. Proctor would be responsible for all cost above the \$10,000. All agreed that the town would benefit from the sale of 73 Kirtland Street. As a result of the sale the town will receive \$10,000 towards back taxes and the property would now be on the tax rolls.

McDonald moved , 2<sup>nd</sup> by Oliveria, to approve the sale of the property to AC Proctor for \$10,000 with her be responsible for all costs above the \$10,000.

APPROVED 3-0

**Audience of Citizens – Any Other Matters to Come Before the Board:**

Fire Chief Tim Lee updated the BOS on the new ladder truck.

Smith informed the Boards of Selectman and Finance that as of December 2013 our bill for electricity thru our supplier, Constellation Energy, will increase by between \$0.0022 kWh and \$0.0024 kWh., a rate that will continue through January and February 2014. CL&P will also increase by 4.1%. The Town had a two year fixed price agreement with Constellation. A recent change in the law allows Constellation to pass their increased cost of natural gas onto the town. This is referred to as the Winter Reliability Program Costs.

Smith also informed both Boards that he expected an additional expense of \$9,850 for water sampling tests at the Transfer Station, which is required by the DEEP.

**Adjournment:**

Motion by Oliveria, 2<sup>nd</sup> by McDonald, to adjourn at 8:25 pm.

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Respectfully submitted,

*Dick Smith*

1<sup>st</sup> Selectman