

TOWN OF FRANCESTOWN
OFFICE OF SELECTMEN
27 MAIN STREET • P.O. BOX 5
FRANCESTOWN, NEW HAMPSHIRE 03043-0005
BOARD OF SELECTMEN MEETING MINUTES
MONDAY, NOVEMBER 30, 2015

Selectmen Present: Chairperson Abigail Arnold, Brad Howell, and Scott Carbee

Staff Present: Town Administrator Jamie A Pike

Also present: Gary Paige, Becky Moul, Henry Kunhardt, Carol Brock, Deb Rogers, Charlie Pyle, Paul Lawrence, Polly Freese, Ben & Susan Haubrich, Paul Lawrence, Joseph Ludwig, Susan Cripps, James Gann, Betty Behrsing, Guy Tolman and Dennis Orsi

CALL TO ORDER: Chairperson Arnold called the meeting to order at 6:30 pm.

Gary Paige – 1992 John Deer Backhoe

Mr. Paige was present to discuss the possible purchase of a locally owned 1992 315D John Deer backhoe that has become available for sale. Mr. Paige went to look at the backhoe, started it up and says he thinks it can do most of what they would need it to do. The advertised price is \$15,000. Ms. Arnold asked if it could be used at the transfer station and how the highway department would use the backhoe. Mr. Paige said it has already been used at the transfer station and it could be used to install and clean out some culverts as well as other projects. He cautioned that it is not for excavation and commented that it is an interim machine.

Becky Moul – Transfer Station Update

Ms. Moul said that the patrons at the transfer station observed the new rules relatively well. There was a small problem with one patron and the attendants are looking for some direction on how to handle the problem. Mr. Pike was asked to contact Town Counsel to determine legal action. Ms. Arnold suggested a letter or phone call might be effective.

Library Geo-Thermal Update – Henry Kunhardt – Paul Lawrence

Mr. Kunhardt was present to discuss the geo-thermal system at the Library. Mr. Kunhardt talked about the recurring maintenance and repair bills and what can be done to alleviate the problem. Jeff Harrison of Lake Equipment, a trouble shooter for geo-thermal heat systems, came in as a consultant to evaluate the system and make recommendations. After reviewing several years of bills in connection with the geo-thermal system he said there wasn't really anything that related to specific geo-exchange problems other than adding the filter...mostly nuisance type failures that are typically seen on other types of heating systems. His recommendations are re-piping the buffer tank, removing the vacuum breaker that's in the system, replace the Lakos filter that is undersized and put a flow meter on the pump and dial the pressure down to 12 psi. Mr. Kunhardt discussed issues with the filter over the last few years and discussed different opinions of various repair persons who have worked on the system. It is thought that there is a problem with the filter not

removing all the solid particles from the water. Mr. Kunhardt asked for a referral of someone who has experience working on these systems and Mr. Harrison recommended Contoocook Well, Rick Patenaude in Henniker. Mr. Patenaude recommended the pump be reconfigured so that water comes from the bottom of the well. Using a porter shroud near the bottom of the well would be more efficient and not disturb the sand at the bottom of the well. Mr. Kunhardt questioned whether that configuration would be efficient in air conditioning months. Mr. Kunhardt felt that, in the short term, put the element filter back in and see what happens. Harrison also recommended adding a flow meter, changing the bladder tank to a smaller one, install a backup spin-down filter (duplex system), reduce the operating pressure and the flow rate and install some thermometry to indicate what the water temperatures are. Contoocook Well is available for service calls and no heat calls; however they are not available 24 hours. Patenaude quoted a price of \$7,000 - \$8,000 to address Mr. Harrison's recommendations. To re-plumb the well, convert the pump system, replace the existing bladder tank with a smaller tank at a total cost of approximately \$14,000.

When asked what can be done to stop the sand from getting into the system, Mr. Kunhardt said that a stop-gap measure would be to put a cartridge in the housing and check it every few days, but added that it is not a and-all solution. The extent of repairs necessary, the bid process/RFPs, going with an alternative heat system and the urgency of the repairs were discussed. The Board agreed to have Mr. Kunhardt contact Mr. Patenaude to evaluate the system and make specific recommendations. Mr. Kunhardt and Mr. Patenaude can discuss the necessary repairs and recommended improvements and a time frame for the work to be completed.

Consent Agenda

- A. 11/30/2015 Payroll and Accounts Payable Manifest
- B. Notice of Intent to Cut – Map 4 Lot 8 – Wayne R. LeClair
- C. Notice of Intent to Cut – Map 1 Lot 14 – Lorraine Terry Revocable Trust
- D. Report of Cut – Map 5 Lot – 75-1 & 76 – Raymond James
Mr. Carbee performed the grading and assigned a grade of 3 to be used in the calculation of the timber tax

A motion was made by Ms. Arnold to approve the Consent Agenda A through D, seconded by Mr. Carbee. **Motion passes.**

Ms. Arnold said that in past years the Selectmen personally would make gifts of cookies to the Town employees and volunteers at Christmas time. She thought a cookie gift to Town employees and volunteers this year, in lieu of an appreciation dinner, could be done for around \$500. Mr. Carbee objected to the idea saying that someone may be unintentionally forgotten and that if the Town can't spend \$1500 for a dinner why should it spend \$500 on cookies. Mr. Howell thought that a gift of cookies to just the employees and not the volunteers could save a little money. It was decided to discuss the subject at the next meeting.

Correspondence

- 1. Letter from D. French on behalf of the Tri Town Land Group stating that Bennington's Site Specific Permit was not renewed, thus the meeting for tomorrow night has been postponed.
- 2. Weekly Report from Chief Douglas 11/23 – 11/27

Administrative Update

Jamie Pike indicated that:

- The movers will remove the piano and 2 stoves from the Town Hall on Thursday afternoon
- The Meeting House clock will have its annual maintenance performed on Wednesday afternoon
- Building Inspector Update – Mr. Pike indicated he will be meeting with Mike Bordon, the Building Inspector for Greenfield, Dearing and Dublin, on Wednesday. Mr. Bordon appears to be interested in the position. Expectations will be discussed and then make a decision whether to go out for an ad.
- Transfer Station – Mr. Pike prepared a revised RFP to go out. This RFP does not include keeping the materials dry. Mr. Pike asked for some direction from the Board as to how the RFP should be worded. Ms. Arnold suggested asking for separate pricing for wet materials versus dry materials.
- The next Selectmen's meeting will be the final update for the Town Hall and numbers will be announced. The meeting is scheduled to begin at 5:00 p.m. to accommodate the contractors' schedules.
- There is a tentatively scheduled meeting Friday afternoon and it will be the last meeting for the Town Hall Working Group.

Approval of Minutes

A motion was made by Ms. Arnold to approve the Minutes of November 9th as written and the minutes of November 16th as amended, Mr. Howell. **Motion passes.**

Public Questions and Discussion

Dennis Orsi commented that an alternative heating system for the library should be considered. James Gann asked if the Board would install a geo-thermal system again, knowing what they know now. Guy Tolman asked, given that there are so many issues with the geo-thermal system, did the vendor have any obligation to resolve the problems. He also asked if anyone researched other installs of geo-thermal systems and suggested asking other users how they resolved their own issues. James Gann suggested contacting the valve vendor for an analysis of the problem. Ms. Arnold asked Mr. Pike to follow-up with the valve vendor. Other residents asked various questions about the geo-thermal system and the Board answered to the best of their ability.

NEXT BOARD OF SELECTMEN MEETING: Monday, December 7, 2015 at 5:00 pm.

ADJOURNMENT: Chairperson Arnold adjourned the meeting at 8:05 pm.

Respectfully Submitted,

Jamie A Pike

Not approved until signed.

Abigail Arnold

Scott Carbee

Brad Howell