
Selectboard Minutes 12/10/2015 - Corrected

Minutes

Town of Greenfield

Greenfield Town Offices, 7 Sawmill Road Greenfield,
NH

Selectboard's Work Session Minutes

Thursday, Dec. 10, 2015 – 5:00 PM

Selectboard: Chairwoman Karen Day, Selectman Stephen
Atherton Jr., Selectwoman Margaret Charig-Bliss,

Staff: Administrator Patt,

Public: Al and Meredith Burt

The meeting was called to order at 5:00 PM by Chair Karen
Day.

Documents for Review/Approval

- A/P Invoices
- A/P Checks
- Wastewater Check
- Recreation Revolving Account Donations – 225th
Anniv.

5:00 PM: Al Burt, Resident

At 5:00 pm the Chair welcomed Albert and Meredith Burt to the meeting. Mr. Burt stated that he and his wife have come before the Board to discuss the town's old town-office building located on Francetown Road, and the lease of the building to Crotched Mountain Rehabilitation Center (CMRC). After a discussion of the lease arrangement, Mr. Burt expressed his dissatisfaction with the CMRC lease agreement. He stated that the town entered into an agreement in 2006 that allowed CMRC to write off improvements beyond the value of the building. A discussion of the time frame remaining for the value of those improvements was held. It was noted that the town would be following up with CMRC in the near future to finalize the number of months remaining in the write-off period, and to discuss an extension of the lease. It was noted that the Community Development Grant (CDBG) that was used to revitalize the building requires that a community program (as defined by CDBG guideline) use the building for a 20 year period or the town would forfeit the grant in the amount of approx. \$190,000, so it is in the best interest of the town that CMRC continue to rent the facility. Mr. Burt expressed his hope that CMRC would convert to a payment arrangement whereby the town is paid a rental fee for the use of the building, at the earliest possible opportunity.

5:30 PM: Work Session /Documents for Review/Approval

The Board reviewed a letter from a surveyor company that recently completed a survey of the American Steel Property. The Board requested that the Administrator speak to American Steel and determine if there are any issues with the property lines.

The Board reviewed several quotes for compactor equipment for the Recycling Center. It was noted that when paper gets wet it weighs more. In the coming year Supervisor Burgess has advised that paper is likely to represent a hauling cost to the town because commodities (commodity pricing) have collapsed. Paper products will very likely cease to be a revenue source in 2016. A compactor would help reduce the cost of the hauling. The Board requested to meet with Supervisor Burgess to discuss the cost benefit value proposition of purchasing a new or used compactor, and completing attendant site work at the Recycling Center. A compactor would provide the ability to keep the paper out of the weather and allow more time between hauling. The Board requested to know the length of the payback period on the equipment and site work.

Next the Board reviewed a letter from the Library Trustees outlining recent information that they had received regarding the old section of the library that pertains to the basement project. The Library Trustees received the information from West Rindge Builders, which included information about the drainage material around the new building and the existing drainage that was installed with the new wing. The Trustees are contemplating pushing the basement project to 2017 and to use library funds to pay for engineering studies in 2016. The Board discussed the recent progress made with the quotes from several contractors. The Chair said that if the project cost can be encumbered with 2015 funds she would prefer to have the work completed in the coming year. Otherwise the Library Trustees will need to advance a warrant article to the Selectboard for the 2017 budget and this will come on the heels of potential increases to the capital reserve funds.

At 7:00 pm the Board reviewed a file on Icehouse Lane, which included several deeds, survey maps and street maps. The Board reviewed the deeds looking for language about the Right-Of-Ways and any language about waivers or maintenance agreements. The Board reviewed the town's list of roads noting that Lanes and Ways are considered private roads. The Board discussed the need for a 'Road File' with information on the formation, dimensions, and history of each of the roads in town. This had been discussed with the Road Commission but the commission had decided that building such a file was outside the scope of the commission's capabilities. The Board asked that a meeting at a future date be set to discuss Icehouse Lane. The Board discussed the suggestion that Ms. Boilard be the driving force for the research as opposed to the town. The Board asked the Administrator to reach out to Bob Marshall to see about researching a town 'Road File'.

The Board discussed the question of replacing the DPW 6-wheel truck in advance of Town Meeting. After some discussion the Board elected not to hold a vote on replacing the dump truck. The Board discussed the question of promoting a 'not to exceed' amount for the purchase of a used truck. It was noted that the 2016 budget could be

impacted by a large dollar amount for the purchase of a used vehicle compared to a lease payment to purchase new spread out over several years. The Board discussed the value associated with the fact that the one-time payment would not impact the 2017 budget (and beyond). The Board noted that should an emergency arise with the current International 6-wheeler prior to Town Meeting, they would deal with it as they would any emergency purchase.

Adjournment

On a motion by the Chair, and a second by Selectman Atherton, the Board voted to adjourn. The motion carried 3-0. The meeting adjourned at 9:32 PM.

The minutes are final when approved and signed by the Selectboard. A signed copy is on file in the Selectboard's office.

Chair, Karen Day	Margaret Charig Bliss,
Selectwoman	Stephen Atherton Jr., Selectman