

BOARD OF SELECTMEN MEETING

June 21, 2022

MINUTES

Present: Shawn Talbot (Chair), Jason Somero, Lou Alvarez and Debbie Deaton (Town Administrator)
Cassidy Brennan (Affinity Lighting), Steve Lieber (Affinity Lighting), Becky Doyle, Carrie Traffie (Welfare), Linda Harris (Shelter from the Storm), Dee Daley (Planning Board Chair), Jennifer Minckler (Land Use)

3:00 Affinity Lighting:

Cassidy and Steve presented the project payment options. This project includes installing a majority of smart fixtures which are motion sensed. The project will pay for itself in approximately 7 years. If electrical rates go up, the project will pay for itself faster. The below payment options are loans through MLC.

Option 1 is an initial payment of \$6,896.80 in 2022 and yearly payments of \$10,738.80 for 7 years. Total interest will be \$13,100.40. The loan amount will be \$68,968.00 and the total amount will be \$82,068.40.

Option 2 is an initial payment of \$5,483.60 and yearly payments of \$8,566.20 for 7 years. Total interest will be \$10,611.00. The loan amount will be \$54,836.00 and the total amount will be \$65,447.00. This option does not include the lighting at the Fire Department.

Debbie asked if there were any penalties for paying the loan off early. Cassidy replied there were none. Jason asked about the 7 year warranty. Steve replied they are required to give a 5 year warranty but they give a 7 year warranty. He stated we should get approximately 20 years out of the fixtures. The LED strip doesn't usually fail. It's usually the driver (comparable to a ballast in fluorescent). Most towns usually have a backup supply of approximately 2%. Steve mentioned they could probably supply us with a few at no cost.

Shawn stated he would rather pay the amount up front if we can find the funds than pay interest over 7 years to keep money in the taxpayers' pockets.

Jason said we are also still deciding what to do about the 2 outbuildings at the Fire Department. We don't want to spend money replacing the fixtures if we aren't going to keep them.

Shawn asked what the timeline would be for installation. Steve replied it would probably be 3rd quarter, possibly into 4th quarter.

The Board will have more discussion regarding this and get back to Affinity.

4:00 Non-public RSA 91-A:3, II (b) Interview-Interim Building Inspector

Shawn made a motion to go into non-public, Jason seconded the motion and it passed unanimously. Shawn made a motion to seal the minutes. Lou seconded the motion and it passed unanimously.

4:30 Non-public RSA 91-A:3, II (b) Interview-Interim Building Inspector

Shawn made a motion to go back into public session at 5:00pm. It was seconded by Jason. Lou made a motion to seal the minutes. It was seconded by Shawn and passed unanimously.

5:05 Open Meeting in the Town Office with the Pledge of Allegiance at 5:00

Shawn stated the appreciation luncheon was well attended. He thanked the New Ipswich Congregational Church and John Veaser for providing the tables, chairs & burgers. The Board will be having another luncheon in the future.

5:10 Welfare Discussion:

Carrie Traffie (Welfare) and Linda Harris (Executive Director of Shelter from the Storm). Shelter from the Storm provides transitional housing for the homeless. Linda stated Carrie thought it would be good if we could find an apartment in New Ipswich. Carrie said there is a high demand and not many apartments available. Keene is overwhelmed from all of the surrounding towns. Linda said there is not a greater cost to the town. They have fund-raisers and donations that help pay for a lot of this. Residents are pre-qualified. If the homeless person is single, the town pays \$500/month and the cost for a family is \$700 per month. Shelter from the Storm pays the difference. There is a case worker that checks in once a week, a peer support person, employment assistance if they're not employed, they have a savings program where they are required to save 30% of their pay every week so they have first, last and security deposit saved when they leave the program in 8 months, a GED program, etc. They also receive assistance to find suitable housing.

Shawn stated he had spoken to Carrie regarding the homelessness in our community. Carrie said Keene had a big meeting regarding how many communities have been taking advantage of their facilities and are requesting towns try to get some form of their own transitional housing and/or emergency shelter because they are overwhelmed due to the up rise in homelessness.

Jason asked approximately how many people we have referred to Keene in the past year. Carrie stated she has a family of 7 in Nashua that we had to bus the children here every day for school, someone in Greenfield and another person in Keene.

Linda stated what they do is supply a fully furnished apartment for 8 months for people in need along with all of the assistance. They assist people with getting their drivers' license and a vehicle if needed. Shawn appreciates bringing this dialogue to the attention of the Board. Carrie stated she spoke to San-Ken to see if they had any apartments available and they don't at the moment but are interested in the program.

Dee Daley stated she has observed a lot of businesses being re-trenched over the last few years which makes it harder for people to get to appointments, work, etc. in New Ipswich. Debbie mentioned there are volunteers in town who take people to appointments, grocery shopping, etc. Linda stated people on Medicare can call the number on the back of their card and someone will take them to their appointment or grocery shopping. Carrie suggested we could post something on the website or our Facebook page looking for volunteers to take people grocery shopping or to appointments. Carrie stated it would be ideal to have some kind of emergency and/or transitional housing in New Ipswich so we don't have to rely on other towns for this service.

6:30 Non-public RSA 91-A:3, II (b) Interview-Interim Building Inspector

Shawn made a motion to go into non-public session at 6:30. It was seconded by Lou and passed unanimously. At 7:15, Shawn made a motion to return to public session. It was seconded by Jason and

passed unanimously. Shawn made a motion to seal the minutes. Jason seconded the motion and it passed unanimously.

Old/New Business:

- Debbie informed the Board she has received a couple of complaints about speeding in town. One is on Davis Village Road and the other is on Appleton Road. The speed limit is 25MPH on both of those roads which is not enforceable by the PD. Chief Abel suggested 30MPH signs should be put up. Shawn said we should change all of the 25MPH signs to 30MPH. Jason asked if we can just vote to do that or if there is a procedure. Debbie will look into this with Peter and the DOT.

- Debbie said she is putting together a policy/procedure and a packet of forms for new hires. This will be distributed to all Department Heads.

- A decision needs to be made on health insurance by Tuesday the latest if we are going to switch from HealthTrust to SchoolCare. Shawn stated the Board needs numbers for the budget for next year. Jason agreed. Debbie said the money to cover the increase for the remainder of this year was in the budget. Shawn stated we need a dollar amount of the increase for next year in order to make a decision. Debbie will email a spreadsheet and the presentation from SchoolCare.

- Jason distributed a sketch created by Matt Wardwell. The layout is designed to leave as much of the current structure intact as possible. The layout will add an additional exit.

The scope of work in the existing leased portion of the building will be:

flooring desperately needs to be replaced, demo wall, relocating a bathroom

The scope of work in the potential new portion will be:

Add cells, training room

A contractor in town gave good faith estimates for all of the renovations which was approximately \$52,000.

Jason spoke with Jeff regarding the lease. He said his accountant advised him to do a Consumer Price Index every 3 years. Jeff stated he is currently getting \$800/month for the 2 rooms.

The projected lease total (including CPI) over 20 years will be right around \$1.2 million.

Jason said he is not necessarily looking for this to be a permanent solution. He would be happy with a 3 year solution and revisit it in 3 years. He would like to either do a warrant article or have a public hearing.

Becky Doyle thinks this is a good idea for the long game. Jason is thinking it would be a good 5 year solution.

Jason asked what the best way to finance the project would be, ask the landlord to finance through the lease, warrant article, municipal loan? Shawn thinks we should have the public hearing and give the payment options during the hearing. Shawn and Jason agreed they would like public input on the decision.

Jason suggested having the public hearing on July 19th at 7:00pm. Debbie will place the ad in the paper and post it on the website, at the post office and the town office.

- Lou said he got an updated quote for the Cat loader. It was decided he will speak with Peter before the board makes a motion to approve the funds. Lou would like to see if we can use ARPA funds instead of using the Capital Reserve money to fund the F550. Debbie confirmed it can be used.

- Jason asked about the cease & desist request from the residents on River Road. Debbie replied she has spoken with the residents who filed the request and the owner of Silver Scone. She has spoken to Town Counsel regarding this and he said it should be referred to the ZBA.

•Jason stated he is still wondering what is going on with the Finance Advisory Committee. Debbie replied there has been 1 person interested. Shawn asked Debbie to post the request on the Town website, Facebook and Life in New Ipswich Facebook. He would like to appoint the interested volunteers on July 5th. Shawn doesn't want to have a committee that is hand-picked by the Board. He would like it to be diverse.

•Cemetery Trustees had a meeting at the Smithville Cemetery on Monday evening. Jason stated he informed the Trustees he had asked ^{State} Town Counsel at the meeting on May 17, 2022, if the 2 families that had loved ones buried on the other side of the cemetery could move their ^{State} loved ones over to the graves where they should have been buried next to their spouses. He stated ^{State} Mr. Courtney said they could do that. Shawn agreed the DES stated the general tone was to not separate loved ones.

Jason made a motion to allow the Cemetery Trustees to authorize the 2 families to move their loved ones from the Morrill Annex to the Easement Area to be with their spouses. Shawn seconded the motion and it passed unanimously.

8:45 Non-public RSA 91-A:3, II (c) Resident request

Shawn made a motion to go into non-public session at 8:45. It was seconded by Jason and passed unanimously. At 9:15, Shawn made a motion to return to public session. It was seconded by Jason and passed unanimously. Shawn made a motion to seal the minutes. Jason seconded the motion and it passed unanimously.

At 9:15pm Shawn made a motion to adjourn. It was seconded by Jason, all were in favor.

Respectfully submitted,
Debbie Deaton
Town Administrator

Minutes approved by BOARD OF SELECTMEN

Shawn Talbot, Chairman:



Jason Somero:



Lou Alvarez:

