



**Selectmen's Meeting
Tuesday, August 10, 2021
5:00 pm**

• Call to Order

Board: R. Gil Rand, Charyl Reardon, Scott Rice

Staff: Judy Welch

Public: Bill Waterhouse, Jared Henningsen, David Beaudin, Kelly & Dan Trinkle, Robert Stahler, Robert McAfee

Charyl called meeting to order at 5:01pm.

• Approve & Sign Minutes/July 27, 2021

Scott motioned to accept the minutes of the July 27, 2021 Selectmen's Meeting. Gil seconded the motion and the vote was affirmative.

• Approve & Sign Workshop Minutes/August 4, 2021

Gil motioned to accept the minutes of the August 4, 2021 Selectmen's Workshop. Scott seconded the motion and the vote was affirmative.

• Open/Award Bids for Mowers

• 2004 ExMark Mower - 3 Bids Received

The Board opened two sealed bids for the 2004 ExMark Mower:

Clifford Ayotte- \$2251.00

Alan & Lyn Vignola- \$2175.99

Gil motioned to award the bid to Clifford Ayotte. Scott seconded the motion and the vote was affirmative.

• 2006 ExMark Mower - No bids Received

The Board opened one sealed bid for the 2006 ExMark Mower:

Alan & Lyn Vignola- \$2325.99

Scott motioned to award the bid to Alan & Lyn Vignola. Gil seconded the motion and the vote was affirmative.

- **2020 Abatements**

- **Frederick Gaudette**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Frederick Gaudette. Gil seconded the motion and the vote was affirmative.

- **Alan & Marilyn Weinstein TTEES**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Alan & Marilyn Weinstein TTEES. Gil seconded the motion and the vote was affirmative.

- **Frank Heidenreich & Jean Vankuren**

After reviewing the supporting documentation and remarks from the Town's Assessors Gil motioned to deny the abatement application submitted by Frank Heidenreich & Jean Vankuren. Scott seconded the motion and the vote was affirmative.

- **Barbara Sarno**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Barbara Sarno. Scott seconded the motion and the vote was affirmative.

- **Andreas Solomos & Angelo Haralabator**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Andreas Solomos & Angelo Haralabator. Gil seconded the motion and the vote was affirmative.

- **Ronald & Trudy LaTerza**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Ronald & Trudy LaTerza. Scott seconded the motion and the vote was affirmative

- **Michael & Tamera Saal**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Michael & Tamera Saal. Scott seconded the motion and the vote was affirmative.

- **John & Roseann Giordano**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by John & Roseann Giordano. Scott seconded the motion and the vote was affirmative.

- **Barbara Kokkotos**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to grant the abatement application submitted by Barbara Kokkotos. Gil seconded the motion and the vote was affirmative.

- **Roy & Cynthia Maston III TTEES**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Roy & Cynthia Maston III TTEES. Scott seconded the motion and the vote was affirmative.

- **Boris & Anna Zislis**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to deny the abatement application submitted by Boris & Anna Zislis. Gil seconded the motion and the vote was affirmative.

- **SBA Properties**

After reviewing the supporting documentation and remarks from the Town's Assessors Charyl motioned to grant the abatement application submitted by SBA Properties Inc. Gil seconded the motion and the vote was affirmative.

- **Approve Cascade Park Applications**

- **Western White Mountain Chamber of Commerce/ Rubber Duck Regatta/September 6, 2021**

The Board reviewed an application from Western White Mountain Chamber of Commerce to use Cascade Park on September 6, 2021 for the Rubber Duck Regatta. Charyl motioned to waive the fee and approve the application. Scott seconded the motion and the vote was affirmative.

- **John Masse & Joshua Bradley/Wedding/September 18, 2021**

The Board reviewed an application from John Masse & Joshua Bradley to use Cascade Park on September 18, 2021 for a wedding ceremony. The required fee and insurance coverage have been received. Charyl motioned to approve the application. Gil seconded the motion and the vote was affirmative. Scott abstained

- **Old/Other Business**

Scott updated the Board on the title search for the Old Fire Department property. Scott stated all reverters have been release with the exception of one and their heirs have been contacted.

Scott suggested a Warrant Article that would require Airbnbs to register with the Town and pass an inspection prior to rental. Scott also suggested establishing a fee to cover the cost of sending someone out to complete the inspection.

Charyl reported that she has been in touch with NHEC about the NH Broadband Service Expansion. Charyl asked Judy to draft a letter expressing the Town's interest in working with NHEC to expand the broadband services to residents in the Woodstock Community and the Town's willingness to apply for federal money to aid in funding this project.

- **Approve Clark Farm Road Agreement**

The Board had handouts of the Clark Farm Road Agreement available and opened the discussion up to public participation prior to voting. Charyl stated that the Ice Castles requested the Clark Farm Road Agreement remain year to year verses every two years as presented by the Town. Being that there was no public participation, Scott motioned to approve and sign the yearly Clark Farm Road Agreement between the Town and Ice Castles as presented.

- **Approve Ice Castles/Water MOU**

The Board had handouts of the Water Memorandum of Understanding available and opened the discussion up to public participation prior to voting. Charyl stated that the only changes from last year is the additional base rate for water use in addition to the \$5.00/1000 gallons and verbiage to allow Ice Castles to draw up to 350,000 gallons per day during non-peak periods with the authorization of the Public Works Director and Select Board Member. Being that there was no public participation, Scott motioned to approve and sign the Water MOU between the Town and Ice Castles as presented.

- **Water Rates**

Charyl stated that she met with the Town's Engineer and Judy last week to review the concerns addressed in recent meetings regarding the Water Department's new pricing structure, in particular the calculation of the base rate for residential vs commercial users.

Charyl noted that typically base rates are set to recover the fixed costs of the utility, such as labor and capital investments. However, with smaller systems like ours, the base rate is also used to provide revenue stability where differences in consumption occurs due to seasonal occupancy and seasonal operations.

Charyl also noted that during the meeting with the Engineer, a discrepancy was discovered in the number of commercial gallons used and shared in the presentation early this spring. Charyl went on to explain that an abatement had been issued to the Ice Castles due to an incorrect meter reading reducing the overall commercial gallon usage to 22 million vs 26 million.

Charyl pointed out that after updating the numbers and further discussion, the Town's Engineer did determine that these rates are reasonable and defensible. These rates follow best practices for water and wastewater utilities and are consistent with industry standards. Additionally, the Town's average residential water bill is going up about 20%, approximately \$50 a year, which is still below the average water bill for towns within a 50-mile radius by nearly 30% and is over 70% below the State average.

Charyl stated that although there is a difference in opinion as to who is a constituent and who is not, it is not this Select Board's purpose or intent to place unnecessary hardship on any tax paying resident or tax paying business. For that reason, it is considered unreasonable to penalize the handful of high-end water users, businesses who typically fall into a special category when rates are calculated in other communities, and who have seasonally reduced or limited consumption during parts of the year with water base rates that could cause financial difficulty and/or put them out of business. The average commercial water

bill will still be going up 50%-175% (for a quarter of our small businesses that will be \$1000-\$1500/year and for the larger businesses, several thousand).

After taking into consideration the discussion with the Town's Engineer and the public's concerns, Charyl motioned to make a slight change to the very last commercial base rate and the addition of two commercial base rate categories to bridge the gap between residential users and commercial user rates.

Commercial (550K-750K) connections @\$4200

Commercial (750K-1mil) connections @\$5400

Commercial (1mil-5mil) connections @\$7200

Gil seconded the motion and the vote was affirmative. Scott abstained.

• **Public Participation**

Bill Waterhouse:

Bill asked when the updated spreadsheets would be available and thanked Charyl for addressing his concerns related to commercial water usage. Bill felt like the Board implemented a regressive pricing schedule in which one was paying less; the more gallons they used.

Charyl noted the updated spreadsheets would be available in the next few days and thanked Bill for his input/comments.

Bill also suggested that the Select Board look at their Rules of Order, related to publication participation for Select Board Meetings.

David Beaudin:

David Beaudin questioned why they allowed public participation prior to voting on the Clark Farm Road Agreement and the Water Memorandum of Understanding but not prior to voting on the new water rates.

David also noted that he agreed with Bill Waterhouse's concerns related to water usage. He stated that residents shouldn't be subsidizing businesses.

Charyl informed David that there had been several hearings to allow for public input on the new water and sewer rates and noted that there are 999 water residents that used 25,000,000 gallons in 2020 and 101 commercial that used 22,000,000 gallons.

Robert McAfee:

Robert wanted to discuss a certified letter he received related to work completed on Cox Farm Road.

Charyl explain to Robert that Public Participation is intended for agenda related items and offered to add Robert to the next agenda.

• **Adjournment**


Scott motioned to adjourn the Selectmen's Meeting at 5:32 p.m. Gil seconded the motion and the vote was affirmative.

The public was able to participate remotely over Zoom by going to www.zoom.us, using the Zoom App on a cellphone, or on a **landline calling 1-646-558-8656** **Password: 003948** and entering **Meeting ID: 935 0216 8673 Password: 003948**. If the public were unable to access the meeting, they were asked to call 603-348-8752 for assistance.


Charyl Reardon, Chairman

August 24, 2021
Date

Scott Rice


R. Gil Rand

2000

2000

2000