



**TOWN OF PITTSFIELD
BOARD OF SELECTMEN
TOWN HALL, 85 MAIN STREET
PITTSFIELD, NH 03263**

MEETING MINUTES of Tuesday, July 26, 2016

CALL TO ORDER

The Pittsfield Board of Selectmen meeting for July 26, 2016 was called to order by Chairman Konopka at 5:05 p.m.

MEMBERS PRESENT

Larry Konopka, Chairman
Gerard LeDuc, Vice-Chairman
Carole Richardson
Carl Anderson

EXCUSED

J.C. Allard

PUBLIC OFFICIAL(S)

Cara Marston, Town Administrator

NON-PUBLIC SESSION I

Motion. Mr. LeDuc made a motion to go into non-public session under RSA 91-A:3, II (c) and (d). Mr. Anderson seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

The Board went into non-public session at 5:05 p.m. and returned to public session at 6:06 p.m.

Motion. Mr. LeDuc made a motion to seal the non-public minutes. Mr. Anderson seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

PUBLIC INPUT – regarding agenda items only

Mr. Hast asked if they are going to have an auction or just have a real estate agent sell the town owned property. Chairman Konopka responded they have a real estate agent involved and it is under sale right now. Mr. Hast feels if they had an auction there would be more opportunity to collect more on the property. He thinks all the deeded property should be held at auction. He thinks the town will

only get \$8,000 for the Franklin St/Depot St parking lot. Mr. Anderson doesn't believe the auctions will necessarily bring top buyers.

Mr. Hast asked if all the property is under agreement. Chairman Konopka stated the Fayette Street properties are under agreement.

Mr. Hast commented on the food pantry and that at the last meeting it was going to be at the school. Mr. LeDuc agreed they did say it was going to be at the school. Mr. Hast feels there is nothing wrong with the place downstairs. He believes another location will be too much distance for people to travel.

Mr. Hast believes 910 Catamount Road should be reaching the end of the agreement for the abatement. Mr. Anderson informed him it was just about maxed out.

AGENDA REVIEW

Chairman Konopka had Eco-Burners LLC pamphlet and a non-public for real estate.

NEW BUSINESS

ACTION ITEMS

Town Planning and Steering Committee

Ms. Marston said they have had two meetings with members from various boards. She thinks they have a good vision and plan and would like to start taking some action on it. She believes they have a good group. Mr. Houle believes they are heading in a different direction which could affect something. He gave them an example of working with the landlords on issues they are having. He thinks they need to start looking outside the box.

Ms. Marston explained they were thinking of making a list of priorities over a ten to twenty year period. She said this will show the town some solid goals when they need to ask for money. Mr. Houle has spoken to UNH and they have people who can help with grant writing. Ms. Marston asked the Board for their blessing in order to do it. Mr. Houle stated all the members are on the same page with the direction they want to go.

Chairman Konopka thinks it is excellent and a productive board. He suggested having the steering committee work on a couple of historical sites.

Ms. Marston asked about the title of the committee and the board members. Chairman Konopka thinks the name and members are good. Mr. Houle said they have Planning, Zoning, Conservation, Budget Committee, EDC, and RDC. Ms. Marston said there is some overlap with EDC and RDC. He suggested they try it with the members they have and see how it goes.

Ms. Marston explained they will have members appointed to the committee from the other boards but they needed the Select Board to establish it first.

Motion. Mr. Anderson made a motion to approve the town steering committee as proposed. Mrs. Richardson seconded the Motion.

Mr. LeDuc asked if this is a repeat committee because it looks like EDC. Chairman Konopka responded it is nothing like EDC. Mr. Houle commented it was suggested by the Select Board and the EDC.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – No; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Town Hall painting

Ms. Marston has an opportunity for the day release group to come in and paint the town hall. Mr. LeDuc responded it was painted five years ago. Chairman Konopka asked Ms. Marston how much it will cost them. She thinks they will use a 5 gallon bucket and a couple of regular gallons. Mr. Anderson thinks it won't be more than \$200. Ms. Marston thinks it will only take a couple of days to do the painting.

Mr. Hast asked what was wrong with the color. He also asked who would transport the people back and forth. Ms. Marston commented the guard would be responsible for transferring them. Mr. Hast said they didn't tape.

Motion. Mr. Anderson made a motion to approve painting of the town hall. Mr. LeDuc seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Sale of town owned tax-deeded property; 81 Main Street, 114 Main Street, and 31 Berry Avenue

Motion. Mr. Anderson made a motion to accept the Planning Board's recommendation, in whole or in part, as circumstances warrant at the discretion of the Select Board. Mrs. Richardson seconded the Motion.

Mr. LeDuc explained when the Planning Board discussed this they did not say 81 Main Street should remain a single family. Mr. Wood said Mr. LeDuc is correct in that the Planning Board feels 81 Main Street is no longer viable as a residence and if they do so they will have to have a variance. He will make sure the Board gets the actual copy of the recommendation.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Budget for EDC

Chairman Konopka explained he saw a bill come in today for \$1,278.54 and they only have approximately \$400 in the budget. He asked the Board what they would like to do. Ms. Marston commented they haven't submitted the bill yet. Mr. LeDuc thinks if they are overspent they should shut it down. Chairman Konopka said it is on the agenda for EDC tomorrow. Mrs. Richardson asked what it is for.

Mr. Anderson read the itemized invoice #10305 from Arnett Development. The items were for April 11, 2016 consulting Pittsfield Grant Workshop \$48.75, April 15, 2016 \$32.50 meeting attended by Michael Tardiff, April 15, 2016 research prep for April 16, 2016 presentation \$260, April 16, 2016 on site Pittsfield Grants and Funding Round table discussion \$450, May 25, 2016 consulting Selectmen EDAC presentation work \$260, May 25, 2016 meeting with BOS \$162.50 and travel expense June 12, 2016 \$64.80; total hours 16.25, total labor 1213.75, expenses 64.80, and total invoice \$1278.54.

Mr. Houle believes the EDC had a large amount left over last year and they paid a big chunk to Arnett Development to be used for this year. Mr. Anderson thinks it looks like they have overspent the budget. Mr. Houle said there was \$2,000-\$3,000 prepaid. Ms. Marston explained they just paid them in May for \$2,000 work through 2015. Chairman Konopka asked Ms. Marston to follow up with the EDC.

Mrs. Richardson asked if the contract was something the previous Select Board or Chair of EDC had signed. Ms. Marston explained they signed it in 2012 to engage Stuart Arnett and for a set amount of \$65.00 per hour.

APPLICATIONS and WARRANTS

Elderly Lien Deferral Abatement - 910 Catamount Road

Ms. Marston explained the deferral has already been approved but Mrs. Anthony needs a signed abatement form giving authority to do the abatement.

Motion. Mr. LeDuc made a motion to sign the elderly lien deferral abatement for 910 Catamount Road. Mrs. Richardson seconded the Motion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

CHECK MANIFESTS

Motion. Mr. LeDuc made a motion to approve the Accounts Payable Manifest. Mrs. Richardson seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Allard – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Motion. Mr. LeDuc made a motion to approve the Payroll Manifest and Direct Deposits. Mr. Anderson seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Allard – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Eco-Burners LLC

Chairman Konopka wants Mr. Vulner to get together with Eco-Burners LLC and see if it is worth doing.

MINUTES

Motion. Mrs. Richardson made a motion to table the public minutes for July 19, 2016 to the next meeting. Mr. Anderson seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Abstained; Mr. LeDuc – Yes; Mr. Allard – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Motion. Mr. LeDuc made a motion to approve the non-public minutes July 19, 2016. Mr. Anderson seconded the Motion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Allard – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

PUBLIC INPUT

Ms. Marston would like a sentence added to the July 5, 2016 minutes when Mrs. Anthony was discussing the tax liens as the current statement isn't favorable. She explained the statement "Ms. Marston shed some light that going away from payment plans is prompting people to pay taxes" makes it sound like they are not in favor of payment plans. She said they are in favor of payment plans as long as they are making progress. She explained the new payment plans are encouraging people to stay current while paying down the aged receivables. She doesn't want people to be discouraged about doing a payment plan. The Board agreed to add a statement to the minutes.

Mr. Hill heard concerning comments about committees and boards in town. He feels a lot of good people in the town volunteer their time to the town for the benefit of the town. He feels any statement by a body detracts from volunteerism in this town will hurt the town. He doesn't want to discourage people from giving their time to the town.

Mr. Hast wanted to know what is wrong with the paint job at the town hall. Mr. Anderson said a lot of people don't like the color (specifically in the meeting room). Mr. Hast responded when they did the color no one wanted to give their opinion on it. He explained it costs the time to transport the help back and forth. He doesn't think it is a good reason to paint the town hall.

Chairman Konopka commented there are a lot of good people working on the committees but they all have a budget they need to work with. He is in favor of the steering committee because it has all different board members on it. He believes it is the Select Board has to watch the budget.

NON-PUBLIC SESSION II

Motion. Mr. LeDuc made a motion to go into non-public session under RSA 91-A:3, II(a) and (d). Mr. Anderson seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

The Board went into non-public session at 6:50 p.m. and returned to public session at 7:55 p.m.
Motion. Mr. LeDuc made a motion to seal the non-public minutes. Mr. Richardson seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Motion. Mr. Anderson made a motion to authorize Cara Marston to sign an agreement with Donna Ward for the properties at 81 Main Street, 114 Main Street, and 31 Berry Ave with a sale price of \$50,000 for the three or \$20,000 each if sold separately and a bond sufficient to ensure exterior improvements suitable to the Board of Selectmen for a time period of six months. Mr. LeDuc seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Motion. Mrs. Richardson made a motion to adjourn. Mr. Anderson seconded the Motion. There was no additional discussion.

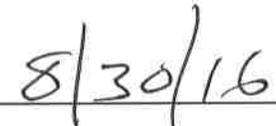
A Roll Call Vote was taken: Mr. Konopka – Yes; Mr. LeDuc – Yes; Mr. Anderson –Yes; and Mrs. Richardson - Yes. Chairman Konopka declared the Motion passed.

Chairman Konopka adjourned the meeting at 7:58 p.m.

APPROVED:



LARRY KONOPKA, CHAIRMAN



DATE



MEETING AGENDA

TOWN OF PITTSFIELD
BOARD OF SELECTMEN
TOWN OFFICE, 85 MAIN STREET
PITTSFIELD, NEW HAMPSHIRE 03263

TUESDAY, JULY 26, 2016

5:00 p.m. - Call to order - early meeting time to meet with department head(s) in non-public session

NON-PUBLIC SESSION

6:00 p.m. - Call to order - regular session

PUBLIC INPUT - regarding agenda items only

AGENDA REVIEW

NEW BUSINESS

ACTION ITEMS

1. Town Planning and Steering Committee
2. Town Hall painting
3. Sale of town owned tax-deeded property
 - a. 81 Main Street
 - b. 114 Main Street
 - c. 31 Berry Avenue

COMMITTEE REPORTS

INFORMATION ITEMS

OLD BUSINESS

1. Town hall basement (4/5/16)
2. Sale of town owned tax-deeded property
 - a. Five parcel combined offer - (5/24/16)
 - i. Tax Map U4, Lot 25 - 1 Fayette Street
 - ii. Tax Map U4, Lot 26 - Depot Street (was #7)
 - iii. Tax Map U3, Lot 127 - Fayette Street (parking lot parcel 1 of 2)
 - iv. Tax Map U3, Lot 128 - Bridge Street (parking lot parcel 2 of 2)
 - v. Tax Map U3, Lot 118 - Franklin Street parking lot

APPLICATIONS and WARRANTS

1. Elderly Lien Deferral Abatement - 910 Catamount Road

CHECK MANIFESTS

1. Accounts Payable
2. Payroll

MINUTES

1. July 19, 2016 - Public Meeting Minutes
2. July 19, 2016 - Non-Public Meeting Minutes

PUBLIC INPUT