

**TOWN OF LEMPSTER
BOARD OF SELECTMEN
Approved Meeting Minutes
January 10, 2023**

Board Present: Mary Grenier, Everett Thurber and Traci Homol
Administrative Assistant Robin Cantara

Others Present: David Richards, Barbara Richards, Kevin Onnela, Jennifer Gildner-Blinn and Read Gildner-Blinn, Daryl Simino, Phil Tirrell, Scott Fusco, Ben Nelson, George Hebert and Scott Goodspeed.

Mary called the meeting to order at 7:00 PM.

The Board reviewed and approved the payroll and accounts payable manifest.

Approve/amend the minutes of the Selectmen's Meeting held on December 27, 2022. Everett moves to accept the minutes as written, seconded by Traci; all in favor.

Old Business

Highway Department:

Mary announced that the Board will be setting aside the unanticipated revenue received from the State (SB401) for the Shrenk and Mountain Road Bridges.

Long Pond Wharf Replacement – Scheduled for replacement in the fall of 2023; waiting on a quote from Daniels Construction.

Culverts - 2023

Transfer Station:

Fee Schedule- no decision, vote to take place after Town Meeting.

New Business

Sullivan County Commissioners Ben Nelson and George Hebert presented the top 10 projects the County is working on; see attached list.

Department Reports

Highway Department-

FEMA is requiring hydraulic studies on four separate locations of damage; Daryl has contacted Michie to utilize their on-staff engineer.

Administrative and Correspondence

2023 Budget and Warrant – The Board will review for approval /changes at the January 24, 2023 Selectmen's Meeting.

Quonset hut bid opening; one bid received for \$305.00, accepted by the Board – AKSA Construction.

Intents to cut signed by the Board: Map/Lot 218-18, Lawrence Johnson Lot & Map/Lot 201-2.

Public Participation

Post Office Update: The question was raised as to the opening date for the Lempster Post Office; Daryl explained that due to several delays caused by the Alstead Post Office there is currently no known opening date for the Lempster Post Office. The electronic intel needs to be completed prior to opening for business, intel installation is handled in house by the Postal Service.

Mary is asking for any interested resident to serve on the UVLSRPC to fill her vacancy in March.

Traci reported that several locations have been broken into recently; if anyone hears of or is a victim of a break-in to please contact her directly.

Everett commended Daryl on his saving the Town close to \$1,500.00 on salt delivered in error to the highway department. Rather than the company removing the salt, they sold it to the Town at 50% off.

Traci moves to adjourn the regular meeting at 8:09 PM; seconded by Everett, all in favor.

Respectfully submitted,

Robin Cantara
Administrative Assistant

SULLIVAN COUNTY BOARD OF COMMISSIONERS

ROAD SHOW TALKING POINTS

on

TOP 10 MAJOR PROJECTS, COUNTY-WIDE PROGRAMS, AND OPPORTUNITIES FOR THE COUNTY TO SUPPORT MUNICIPALITIES

1. Nursing home renovation project:

- **Scope:**
 - Demolish 1931 Sanders building (approx. 30K SF);
 - Construct 80K SF addition;
 - Full renovation of 1970 Stearns building (57K SF)
 - 2:1 resident-to-bathroom ratio (down from 4:1);
 - Showers in resident rooms vs. central showering facilities;
 - More spaces for families to meet with residents & staff;
 - New HVAC, electrical, and plumbing infrastructure
- **Cost:** \$75,000,000; includes hard & soft construction costs, contingency, furniture, fixture & equipment
 - Features a diverse funding stack – good for County’s taxpayers:
 - \$ 25.2M from NH ARPA (GOFERR)
 - \$ 26M in County bonds (1st tranche is \$20M)
 - \$ 6.8M in County ARPA
 - \$ 3.0M County Capital Reserves
 - \$ 2.0M Congressionally-Directed Spending
 - \$12.0M balance from Capital Reserves, grants, and a bond
- **Schedule:** Estimated start date before end of 2022; construction expected to last approximately 36 months; major phases as follows:
 - Phase 1: Asbestos abatement & Sanders demo (~6 months)
 - Phase 2: Spring 2023 to Fall 2024: Build addition (~18 months)
 - Phase 3: Renovate Stearns (~10 months)
 - Phase 4: Minor updates to MacConnell (~2 months)

- **Impact on tax rate:** County Delegation authorized a total of \$26M to be raised by bonds
 - 1st tranche: \$20M for 25 years at 4.71% will have estimated annual payment of \$1.33M – **approx 9% increase on FY24 (next year) tax rate.**
 - 2nd bond: Wait until Summer 2024 – amount TBD; 2nd tranche (\$6M) plus balance not funded by CRF or other grants

2. Sullivan House:

- Temporary Certificate of Occupancy issued on August 12th
- First resident moved in September 6th; 5 currently (4 in progress)
- Elevator installation to start early December; 2 week installation
- Capacity: 28 beds (15 male/13 female)
- Do not anticipate annual taxpayer subsidy to operate facility once we get to ~20 residents
- Sullivan House residents are helping local economy by working for local businesses

3. HUD Lead Paint Abatement Program:

- \$1.7M county-wide grant program – need more applicants!
- 25 units completed (goal = 60); 20 units in progress
- About \$700K pumped into local economy so far
- Contact Program Manager Kate Kirkwood to sign up (link below)
- <http://www.sullivancountynh.gov/1236/Lead-Paint-Abatement-Healthy-Homes-Progr>

4. Discover Sugar River Region:

- Regional brand & identity that emerged from Regional Economic Profile project started in 2017 with UNH Cooperative Extension
- Obtained \$27,000 USDA Rural Development grant for destination development/management organization plans
- Hired consultant to develop website (launching soon!) & create plans
- Creating a non-profit org to sustain & grow these efforts



5. Trails project:

- Hired Upper Valley Lake Sunapee Regional Planning Commission to develop comprehensive trails plan (\$25,000 in County ARPA funds)
- Projects goals:
 - Map existing trails;
 - Coordinate with existing trail managers & users
 - Identify gaps for potential improvement projects (signage, parking, maintenance/repairs, etc.)
 - Share results with residents and visitors!
- Track project's progress:

sctrailsplan.com



6. Natural Resources/Conservation District Programs:

a) Sullivan County Public Cidery

- Open by appointment only; sign up online (See brochure FMI)
- \$15.00 to participate (covers cost of jugs)
- Over 300 gallons pressed each year

b) County Trails

- Over 6 miles of trails: Unity Mountain; Glidden Ridge; and Barrette
- See brochures for more info

c) Claremont Growers Collective

- A Conservation District project that includes local farmers, gardeners, and food advocates
- Mission: to revitalize the local food system of Sullivan County

7. Comprehensive Economic Development Strategy (CEDS):

- \$40,000 from County ARPA funding; contracted with UVLSRPC
- In final coord with Economic Development Administration (EDA)
- Great tool for municipalities to access millions of dollars in infrastructure grants and other funding through EDA

8. County Grant Writing Capability:

- \$40,000 in FY23 budget for grant writing services
- RFQ published to pre-qualify pool of contracted grant writers
- Available to support all municipalities
- Contact County Manager for more information

9. Adult Education Courses:

- \$40,000 program; \$25,000 from USDA Rural Development Grant & \$15,000 from Sullivan County
- 2 classes each at Tech Center in Newport & Claremont (4 total)
- Goal is to connect students with employers and try to get at least 50% of class hired by a local business
- Past classes have been in welding, LNA, machine tool, and plumbing & heating
- Current offerings: Plumbing & heating (Claremont) – full class! Started Oct 11th and will complete in December. Newport working to schedule an LNA class this fall.

10. Community Development Block Grants:

- County is eligible to sponsor CDBG requests (up to \$500,000) on behalf of municipalities
- Most recent example is Goddard Block housing project in Claremont