

**BOARD OF SELECTMEN
TOWN OF PEMBROKE, NH
January 4, 2023 at 6:30 PM**

Present: Selectman Karen Yeaton, Selectman Richard Bean, Selectman Peter Gagyi, Selectman Rick Frederickson, Selectman Sandy Goulet

Staff: Town Administrator David Jodoin

Excused: Selectman Sandy Goulet

I. Call to Order:

Chairman Yeaton called the meeting to order at 6:30pm.

II. Citizen Comment

None

III. Scheduled Meetings

Loretta Hill – Potential Subdivision on Class VI Roadway – Third Range Road

Don and Loretta Hill, 340 Third Range Road, presented subdivision plans so their son can build on a piece of their land. Third Range would need to be extended approximately 250 feet.

Selectman Goulet asked how many acres they currently own. Don answered approximately 50. Selectman Goulet asked how many of those acres will be subdivided for their son. Don answered they are discussing it with a surveyor, but it could be as much as half.

David asked if the property is in current use. Don answered yes.

David asked if he has spoken to the neighbors in the area about the project and how they would feel about it. Don said he has and they are friendly towards the idea.

Selectman Yeaton asked if they had frontage on Pembroke Street. Don said as of 2011, they no longer have frontage on Pembroke Street.

Selectman Yeaton discussed occasion to consider a layout petition under RSA 231:8. Selectman Goulet explained regardless of what the Hill's want to do on their property, they can only answer the questions based on the road opening itself. The

main question will be if the rights of the landowner exceeds the public interest. If that happens, then they do not have occasion to grant the layout petition.

Selectman Gagy stated the map they are using is inaccurate and they are more than likely only needing 100 feet because the tar currently goes to the end of the property line and that isn't shown on the map. This project would qualify under the new town policy for building permits on Class VI roads. David clarified if they subdivide, they will need to go the traditional route. If they build on the current lot of record, it will fall under the new Class VI building permit policy.

David suggested reaching out to Town Counsel to see what the best path forward is before spending thousands of dollars on a surveyor. He will also discuss with Public Works how much of the road would need to be opened and the approximate costs for doing that. The Board and the Hill's agree.

Energy Committee – Update on Community Power

Matt Miller, Energy Committee, discussed the key points of Community Power:

- Eversource will continue to deliver electricity and own and operate the local distribution system and continue billing.
- If the Community Power Plan is approved, it will enable the Selectboard to contract necessary services and power supplies to launch the Pembroke Community Power Plan.
- Participation in community power would be voluntary.
- The Energy Committee has created an aggregation plan that is accessible on the Town Website, conducted a survey that garnered 169 unique responses. The survey helped the committee learn what people's general awareness was of their options on general electric supply and it provided information on alternative options. They had a booth at Old Home Day, conducted two public meetings at Pembroke Academy, drafted a warrant article and spoke with the Selectboard to decide the best route forward.
- Community Power Coalition of New Hampshire (CPCNH) ran an RFP for retail customer services, power portfolio services, agency support services, financial services, and accounting. Calpine will provide customer service, Ascend Analytics will be charged with risk forecasting and planning, contract valuation and procurement, contract management, market operations, and invoicing. Clean Energy NH will support local programs, project development, and new member program implementation. River City Bank will provide financial services and Accounting is still TBD.

David Jodoin asked why there are several different companies involved in the community power of other towns that is not CPCNH. Matt explained all the communities in NH are run through CPCNH but additionally, some towns are working with brokers. That decision will have to be made by the Selectman. The 27 communities in the coalition, have adopted the same Joint Powers Agreement (JPA)

that Pembroke adopted to give them representation in CPCNH. The coalition's main function is pooling and sharing of resources. All the communities in the coalition are at different stages. A few communities are doing their own community power plans and have opted not to be a part of CPCNH.

Selectman Gagyi asked if the first few towns getting ready to purchase power in April are doing so with the same equal or less provision in their power plans. Matt answered every town that has approved plan has been very similar. The framework for the JPA was created by CPCNH and distributed. Selectman Gagyi asked where Ascend Analytics and Calpine are located. Matt answered that Ascend's main office is out of Colorado and Calpine has a regional office. When Calpine is set up, it will likely be staffed with local people.

Selectman Gagyi asked how the community in Massachusetts that has enacted this has worked out. Matt stated he has data and information for him.

Matt shared the next steps for CPCNH is to figure out policies for risk, reserves, and rates.

Selectman Frederickson asked if each community in the coalition will have the ability to customize their own rate product. Matt answered that the beginning, there will be 4 rate products offered. CPCNH will advise all towns wishing to set up a default rate should pick the cheapest or the "standard" one. There will also be a 50% renewable and 100% renewable plan. As the program matures and the market evolves, there will be more options. Selectman Frederickson asked if the end user will have a choice or is that set at the town level. Matt explained the town can set the default rate to be the lowest cost option and when everyone is enrolled, they will be automatically enrolled in the default option. A mailer will be distributed explaining the ability to opt out, option to stick with the default rate, or pick the option that best plan that suits their household. The town will decide the default.

Selectman Gagyi asked what happens if the warrant article does not pass. Matt answered the Energy Committee would try and figure what would suit the community or move on to another initiative.

Selectman Yeaton asked if the end user can make the decision to switch to another plan that is not the standard default rate the town chooses and since the policy is equal or less than, is it possible an end user picks a 100% renewable plan that would void the equal or less than clause. Matt answered that it is possible for the end user to pick a more expensive plan. The equal or less than clause is for the default rate only. The mailer will have the rates for each plan on it. January 30th the Committee will be reviewing and making a recommendation on energy procurement. February 6th they will have their first rate setting meeting. David clarified the Board will have the opportunity to review the mailer. Matt stated they would share it with the Board first. Selectman Frederickson clarified the phone number on the mailer for the call center will be on the bill. Matt answered that it will

Selectman Gagyi asked if there has been any pushback from Eversource. Matt answered yes, through the administrative rules. They aren't against it but the way it is administered, they have a stake in since it will create some work for them.

Matt explained the third policy they will be approving is the financial reserve policy. The rate would include the cost of electricity, services, and a financial reserve which builds the stability of the organization. The member boards have approved it and the next step is for the member communities to bring it back to their governing bodies for discussion and adoption. If Pembroke approves the Community Power Plan, Natt will facilitate discussions on the policies and the cost sharing agreement. If the Board agrees, they will adopt them. CPCNH also completed a financial analysis of the business plan which has data on the economy of scale benefits. At a 30,000 customer level, a 3-year cumulative benefit to customers would be 7.1%. At a 60,000 customer level it is 10.2% and at 200,000 is 14.9%. Selectman Goulet asked how many customers Eversource has. Matt said he is unsure but possibly 500,000. Matt asked how the SelectBoard would like to gain access the information in the policies. The Board would like to review the documents first and then join an Energy Committee meeting to discuss.

IV. Non-Public

Selectman Goulet made a motion to enter into non-public session in accordance with RSA 91-A:3 II (a), The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted, seconded by Selectman Gagyi at 7:47pm

Roll Call Vote:

Chairman Yeaton	Yes
Selectman Bean	Yes
Selectman Bond	Yes
Selectman Gaygi	Yes
Selectman Frederickson	Yes

The Board came out of non-public session at 8:56pm

Selectman Goulet made a motion to give a pay increase to Chief Gaskell, agreed to in the hiring agreement for the successful 6-month review. Selectman Bean seconded the motion. Motion passed 5-0.

V. Scheduled Meetings Continued

Approve 2023 Warrant Article

David explained these articles have not been run through Town Counsel yet. Once they do, they will be sent to the Budget Committee.

Articles 3 and 4 are to rescind unissued bond authorization and will require a ballot vote. These were projects that were voted for at Town Meeting and the Town did not need to use all the authorized funds. Technically, the Town can expend the funds up to the dollar amount specified in the original article. These articles remove that authority.

Selectman Goulet made a motion to accept article 3 & 4. Selectman Frederickson seconded the motion. Motion passed 5-0.

Article 5 does not require a Selectman vote but it is a citizen petition to change the Town to an SB2 community.

Article 6 also does not require a Selectman vote and is for the All Veterans Tax Credit. The legislature changed the language to qualify from anyone out of the service and in good standing to anyone currently serving. The Town needs to re-adopt the credit with the new language.

Article 7 is the total operating budget of 10,671,113 which includes water and sewer. Selectman Goulet made a motion to accept article 7 as presented. Selectman Frederickson seconded the motion, Motion passed 5-0.

Article 8 is to raise and appropriate \$1,112,850 to be deposited into the town capital reserve funds. The sum will come from the 2022 fund balance/surplus. Selectman Goulet made a motion to accept article 8 as presented. Selectman Gagy seconded the motion, Motion passed 5-0.

Article 9 is to raise and appropriate \$250,000 to purchase a 6-wheel dump/plow truck and to authorize the withdrawal from the Town Equipment Capital Reserve. Selectman Goulet made a motion to accept article 9 as presented. Selectman Frederickson seconded the motion, Motion passed 5-0.

Article 10 is to raise and appropriate \$65,000 to purchase a new wood chipper and accessories for Public Works and to authorize the withdrawal from the Town Equipment Capital Reserve. Selectman Goulet made a motion to accept article 10 as presented. Selectman Bean seconded the motion, Motion passed 5-0.

Article 11 is to raise and appropriate \$55,420 to purchase a new police cruiser and accessories and to withdraw the funds from the Police Cruiser Capital Reserve Fund. Selectman Gagy made a motion to accept article 11 as presented. Selectman Frederickson seconded the motion, Motion passed 5-0.

Article 12 is to raise and appropriate \$24,000 to repair the soccer roof and dugouts and to authorize the withdrawal from the Recreation Capital Reserve Fund. Selectman

Goulet made a motion to accept article 12 as presented. Selectman Frederickson seconded the motion, Motion passed 5-0.

Article 13 is to create a capital reserve fund called the Ambulance Replacement and Equipment Fund for the purpose of replacing future ambulances and equipment and to further raise and appropriate \$5,000 to be deposited into the fund. Selectman Goulet made a motion to accept article 13 as presented. Selectman Bean seconded the motion, Motion passed 5-0.

Article 14 is to see if the Town will vote to adopt the Pembroke Community Power Plan. This article does not require a Selectman vote to approve.

VI. Old Business

None

VII. New Business

Manifest/Abatements

Selectman Goulet made a motion to accept the manifests and abatements as presented. Selectman Gagyí seconded the motion. Motion passed 5-0.

Minutes 12/21/22

Tabled until next meeting.

VIII. Town Administrator Report

The Selectman meeting in March will be changed from March 15th to the 22nd in order to have a meeting the week after Town Meeting. In May, the meeting will be changed from the 17th to the 24th.

The last elderly exemption qualifications change was in done 2020 and before that was 2004. The change was tied to social security increases. If the Selectman would like to update the qualification to match the combined 15.9% increase in 2021, 2022, and 2023, it can be done now or wait until after the revaluation in 2024. Selectman Frederickson asked if there are any issues making it sooner than later. David stated there are not any. The income requirement would increase by \$3,776 for a single and \$5,406 for a married couple. The same can also be done for disability.

Selectman Goulet made a motion to update the elderly exemption net income amount for a single from \$23,750 to \$27,526 and increase combined net income for married from \$34,000 to \$39,406 and to put the article on the ballot. Selectman Frederickson seconded the motion. Motion passed 5-0.

Selectman Goulet made a motion to prepare a warrant article for Town Meeting to increase the disability exemption by 15.9% for both single and married couples. Selectman Frederickson seconded the motion. Motion passed 5-0.

The Board signed a letter to the Town of Allenstown outlining the dissolution of assets of the Tri-Town Ambulance Service. The Selectman discussed the improvements the Town of Pembroke has made for the benefit of the service that they have not requested compensation for and discussed adding that to the letter.

Selectman Goulet made a motion to authorize the board and sign the letter and to send it the Allenstown board of selectman Frederickson seconded the motion. Motion passed 5-0.

IX. Committee Reports

Selectman Yeaton – None

Selectman Fredrickson – None

Selectman Bean – None

Selectman Gagyi – None

Selectman Goulet – None

X. Other/Citizen Comment

Selectman Gagyi requested he run for the 1-year term and Selectman Frederickson runs for the 3-year term even though they should technically be swapped. There were no objections.

XI. Adjourn

Selectman Goulet made a motion to adjourn at 9:36 PM. Selectman Bean seconded the motion, and it was approved unanimously.

Karen Yeaton, Chairman

For more detailed information, the meetings are now taped and can be seen on www.townhallstreams.com click on Pembroke NH and look for the day of the meeting under the month.