

SELECTMEN'S
MINUTES

October 16, 2006

The Selectmen met for their weekly meeting at 6 p.m. in the Town Office. The first half hour was spent reviewing and signing the manifest, approval of four new residents, four Intents to Build, the election warrant for the Town Clerk, a pole permit, a timber tax warrant, and lien release letter to the Registry of Deeds. The Board also signed a get well card for Eddie Pattee.

At 6:30 p.m., the Board met with Planning Board Chairman, Marsh Morgan to discuss cisterns. The discussion centered on who would be responsible for the maintenance of them, and whether the Town could accept an easement over someone's property to do this. It was agreed that a homeowner's association would not really be the ideal way to do this, as some developments have done this and they had become inactive. Also the question of whether this cistern could be used for a fire on a property outside of the subdivision it was located in could create problems. Marsh Morgan felt that it made sense that the Fire Department fill them, and check them for the water level as they would be the ones using them, and have the trucks to transport the water to fill them again. The area around them would have to be mowed a few times a year, and Marsh Morgan indicated that other Towns usually have the Park & Rec Department do this, but since we don't have a P&R Department, the Highway Department might be the ones to take care of it. Selectman Cheney indicated that they are supposed to be located so it is not necessary to have to plow them out in the winter months. It was agreed that the Board will meet again with Marsh to discuss this, and include the Fire Chief in the conversation. Ann Marie will check with Attorney Bates to see if the Town has the authority to have an easement to the cisterns. Marsh also discussed the pending lawsuit with the Knowles property. The Board questioned why Rick Knowles did not first pursue the ZBA. Attorney Bates was given permission to accept service on the legal papers. Selectman McGarr did not want to waive the Cease & Desist order, and made a motion to keep it in place. This motion was seconded by Selectman Davis, and voted in the affirmative by all. Marsh also inquired as to whether the Selectmen had any changes that they wanted to see in the Zoning and Subdivision regulations for the warrant in March. He indicated that the Planning Board is going to be working on some change in the language for frontage for lots on a cul de sac so they will not be creating such odd shaped lots. The Board and Marsh briefly discussed junkyards, with no action or decisions made at this time.

At 7:00 p.m., the Board met with Grafton County Commissioner Bill Gabler who came to update the Board on County news. Unfortunately, he brought some not so good news when he advised the Board that the Town's county tax amount is going up 9.6%. He emphasized that the County's overall budget only went up 3.1%, but the way the formula works which the State mandates, is based on equalization. Because Campton has been keeping up with their assessed valuations, the total value is higher than some Towns who don't keep up. He indicated that a lot of Town does not do this cyclical work that DRA has been proposing because of this situation. He also discussed in detail the new jail, increased population and costs in both the jail and the nursing home, and the back up in the Court system due to the elimination of seven judges. The County is looking at locating the new jail closer to the existing Court, and this will help save

money by cutting costs in transporting prisoners from the jail to the Court. He also discussed some of the plans they have for the 1984 section of the old jail. The 100 year old section will be torn down, but the other section could be used for a juvenile facility, drug and alcohol rehab, mental health or a half way house. The Board thanked Commissioner Gabler for coming in and keeping them up to date on what is happening at the County level, and wished him well in the November elections.

The next item on the agenda was correspondence. Ann Marie indicated that Mitch Manseau who has been hired to put the Capital Improvement Plan together is looking for a Selectman to be on the CIP committee. Selectman McGarr agreed to represent the Board. The first meeting will be on Thursday, October 26th at the Town Office at 7 p.m.

Before correspondence continued, Chairman Cheney inquired if Road Agent Butch Bain had any business he wished to discuss. He indicated that he had been advised that some unhappy residents on Perch Pond Road might come in tonight to complain about the grading on their road. None appeared. He indicated that he had gone out, and taken care of most of the problems, and will talk to his worker about it. The Board agreed that any other matters pertaining to personnel issues should be handled by the HR Committee. Before Butch left, Selectman Wheeler mentioned a big pothole on Bog Road that needed some attention.

Correspondence continued. Ann Marie mentioned letters from Attorney Bates in reference to two lawsuits. A letter from DES indicated that a detention pond at the Owls Nest Golf Course was no longer considered a dam. Ann Marie gave the Board a copy of a Board of Tax and Land Appeals decision that Arthur Morrill had defended for the Town of New Hampton where the BTLA had upheld the Town's updating of 25% of the property in their five year cyclical plan. A petition for a betterment assessment for Kati A Lane, Millie's Circle, and Vivid Lane was received, and the Board will have to schedule a public hearing, notify the abutters, and explain the betterment procedure. Selectman Homer also suggested that they get another few quotes on the price for the paving work. Ann Marie also distributed copies of the annual budget expenditures as of September 30th. She indicated that one area that is up considerably from last year is the Town Welfare budget. She expressed some concern about two welfare clients who indicated that they had been moved from Plymouth and placed in Campton. The Board suggested that she send a letter to the Plymouth Selectmen, and advice them of this concern, and whether they know it to be true that this is being done.

The minutes of the October 2nd meeting were reviewed. Selectman Davis indicated a correction on page 6. A motion was made by Selectmen Homer, and seconded by Selectman McGarr to approve the minutes with the one correction. This was voted in the affirmative by all.

The Board then went on to other business and Selectmen's input. Selectman Davis stated that the HR Committee wanted to propose some changes to the Personnel Policy. Based on advice from our HR Attorney, it was recommended that Section 13 be eliminated and the HR Committee recommended replacing Section 12 – use of Town Assets with new language which was distributed to each Board Member. Selectman Davis obtained wording from the Local Government Center, and had conformed it to meet our Town's needs. Computer passwords and safekeeping of them was also discussed with our IT person, Kurt Smith being the keeper and

administrator of these passwords. Selectman McGarr made a motion to approve these two changes to the personnel policy, and it was seconded by Selectman Wheeler, and voted in the affirmative by all.

The next item that Selectman Davis wanted to discuss was the annual audit. In her job, she works with auditors all the time, and would like to see the Board review the engagement letter of the auditors, have them present their results in person, and also meet in Non Public Session to discuss any abnormalities, if any, they find in the audit. Selectman Wheeler mentioned that he had spoken recently with Don Jutton from MRI, and he had suggested that another way that Town may see some savings in their insurance is to have internal controls in place as well. An Internal Controls audit would be a separate engagement letter that we would request from the auditors. Selectman Davis indicated that this is a process that could be done every year or every five years, based on any problems the auditors may or may not see. Selectman Davis made a motion to pursue this course of action for the audit, and Selectman McGarr seconded it. Voted in the affirmative by all.

Selectman Wheeler then presented a donation to the Town of Campton's Corner Pantry for \$375.00 from proceeds from a golf tournament at Owls Nest. On behalf of the Pantry, Ann Marie thanked him, Owls Nest, and the participants of the match.

Selectman Homer indicated that he was ready to make a decision on the cyclical assessing work that the Town had been doing based on DRA's advice, on looking at 25% of the properties each year, and adjusting the assessed values. Based on the previous conversation with County Commissioner Gabler, he felt that we should not be doing the assessing cyclically, and made a motion to discontinue it, and do a revaluation of all the properties every five years as statute provides. This motion was seconded by Selectman McGarr, and voted unanimously by all five Board Members. There was a further discussion about other ways to keep data current, and also to budget money each year to set aside for the next revaluation.

Other discussion centered on Neighborfest. Selectman Davis distributed a report from Thaddeus Guldbrandsen, Director of the PU Center for Rural Partnership to be discussed at a meeting tomorrow night with the committee put together to come up with some viable idea for the Neighborfest land.

Selectman Homer shared some thoughts on the Building Committee's public hearing, and his discussion with Fire Chief Tobine who had some concerns about whether the Fire Department's building needs were really considered in their plans.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Ann Marie Foote
Town Administrator