

MINUTES

SELECTMEN'S MEETING

January 30, 2017

The Campton Board of Selectmen met at 6:30 p.m. at the Campton Municipal Building. Present were Selectmen, Peter Laufenberg, Charles Wheeler, Charles Cheney, Sharon Davis and Karl Kelly and Carina Park, Town Administrator. During the work session, the Board signed the manifests and reviewed the bills. The Board signed 1 Solar Exemption and 1 Notice of Intent to Cut.

Call to Order: Chair Laufenberg called the meeting to order at 6:30 p.m. Members of the public present at this meeting were: Kelly Wieser, Carol Lenahan, Darlene King, Ted Hammond, Robert Bain and other concerned citizens.

Approval of Minutes: Chair Laufenberg inquired if there were any revisions or concerns regarding the Public Minutes and Non-public Minutes of January 23, 2017. After revisions made by Selectman Davis, a **Motion was made to approve the Public Minutes as revised and Non-Public Minutes as written. The Motion was seconded and with a roll call vote, the Public Minutes were unanimously approved as revised and Non-Public Minutes were unanimously approved as written.**

Privilege of the Floor: Chair Laufenberg called on Kelly Wieser who explained that she was here this evening as a follow-up to her meeting with the Board (along with other concerned citizens and residents) regarding Subdivision/Site Plan Review applications. Mrs. Wieser gave a quick bring-to-date as to what followed after that meeting and the meeting with the Planning Board. Mrs. Wieser explained that she understood from their meeting that the Town Attorney determined that the handwritten notes on pages 39-42 (shall be referred to as addendum/or guidelines hereafter) concerning the Dollar General Store Site Plan Review application were not enforceable. Mrs. Wieser asked for a copy of the written opinion from Town Attorney and would like an explanation of reasons why the addendum/guidelines are not enforceable. Mrs. Wieser stated that she and the concerned citizens and residents want to go forward to work with the Planning Board, in Work Session, to either revise the regulations, or rewrite the regulations so that they will be enforceable, but they need some guidance from Town Attorney as to what will make the addendum/guidelines enforceable. Mrs. Wieser also asked the Select Board to authorize the legal expense to communicate with Town Attorney for such information. It was confirmed that Mrs. Wieser and concerned citizens and residents are scheduled to meet, in Work Session with the Planning Board on February 6, 2017. Chair Laufenberg expressed that he agreed that the Site Plan Review process for businesses coming into the Town needs to be tightened up. Chair Laufenberg further explained that it was suggested that a subcommittee be created for this process; however, the Planning Board members were not willing to do any meetings outside the scheduled meeting. Chair Laufenberg agreed that it will take months, even a year to finalize the process by meeting with the Planning Board in Work Session. Carina stated that when speaking with Town Attorney, he suggested the Planning Board needs to incorporate in the Site Plan those specific

guidelines, (not in the Zoning Regulations). Town Attorney also acknowledged that the Planning Board would have the right to waive such guidelines, as long as such waived guidelines are so noted in the Site Plan application and the reasons why they were waived. It is the contention of the concerned citizens and residents that the “regulations” (also referred to as addendum/guidelines) as stated by Mrs. Wieser, were adopted by the Planning Board in 2006. Carina stated that the Planning Board refers to them as “guidelines”, not regulations. Discussion ensued as to revising the Site Plan Review process, authorizing the Planning Board to engage in legal consultation, and speaking with the Planning Board to discuss what the Select Board is looking for from them in order to create a new Site Plan Review process. After discussion it was agreed that Stuart Pitts, Planning Board Chair, May Brosseau, Planning Board Clerk and Greg Jencks, Planning Board Secretary be invited to the Selectmen’s Meeting on February 13, 2017, along with the concerned citizens and residents here this evening, to discuss what the Select Board expects of the Planning Board in creating a new process. Mrs. Wieser thanked the Board for their time and the Board thanked everyone for coming.

Chair Laufenberg inquired if there was any other Privilege of the Floor. There was none.

Correspondence: Chair Laufenberg next moved to Correspondence and called on Carina. Carina inquired if the Board would like to move forward with a Town auction for the Campton Inn property in the spring or board the property up and wait two years so that all the proceeds would be retained by the Town. After discussion concerning liability issues, it was the consensus of the Board to move forward with an auction on the property on the Campton Inn property only, but agreed to hold on to the land parcels that were recently tax deeded. Mr. Hammond, who was present at the meeting inquired how much the auctioneer’s fee would be and it was confirmed the fee is 10% of the sale price. Mr. Hammond inquired if a value had been placed on the property and the Board acknowledged that there is an assessed value on the property; however, when the auctioneer is contracted a value will be determined and probably a minimum bid and specifics regarding filling in the hole together with some contingencies on a time frame as to work being completed by a certain date, and if the contingencies are not met, the property would revert back to Town of Campton. Chair Laufenberg explained that the above items have not been determined yet, as the auctioneer has not been contacted, nor has the Board had a chance to discuss. Mr. Hammond expressed again his interest in purchasing the property and reviewed his position again as an abutter to the property. The Board then thanked Mr. Hammond for coming in.

New Business:

Trustee of the Trust Funds 2017 Proposed Budget: It was confirmed that the proposed budget is \$200.00 less than last year. **There was no further discussion, and the Board, by roll call vote, unanimously approved the proposed Trustee of the Trust Funds budget in the amount of \$5,790.00.**

Warrant Article Discussion: Chair Laufenberg called on Selectmen Wheeler regarding last week’s discussion on making the Road Agent position an appointed position. Selectmen Wheeler stated he spoke to a large range of ages of citizens in Town who were in favor of leaving the position elected and expressed that they like to have a say by voting and there is always someone who will step up to the

plate and want to run for the position. Selectman Wheeler expressed that previous to his discussion with the public he felt the “pool of people” was not large enough to be interest in the position. With that in mind, Selectman Wheeler was in favor of leaving the position an elected position. **After discussion, a roll call vote was taken and there were 3 ayes for the position remaining an elected position and 2 votes in favor of the position becoming an appointed position.**

Emergency Management Proposed 2017 Budget: Chair Laufenberg called on Selectman Kelly who inquired about the old fuel in the generator and the fact that it was discussed at some point previously that the Highway Department was swapping out the old fuel and replacing it with new fuel and the Highway Department made use of the old fuel. There was a discrepancy of opinion as to whether or not this procedure was being done. Butch Bain confirmed that he was asked whether or not he could do it, but was never told to go ahead with the process. Butch confirmed he could get a pump system to do the job and the Highway Department could definitely burn the old fuel. It was confirmed that the tank was filled in 2014, but never filled again. Selectman Kelly confirmed the tank is now three quarters full. With this in mind, Selectman Kelly, Emergency Management Director, expressed that \$2,500.00 would be sufficient for the Emergency Management Proposed Budget. It was also agreed in the line item for 911 road signs that \$2,000.00 remain in that line item.

Selectman Cheney inquired about the increase in the Library Budget and it was confirmed the amount represented special programs and storytelling, etc. The Board did request that the different categories be broken down and Carina will inform Shelley Thompson of their request.

Carina inquired about voting on the Warrant Articles this evening by the Board. It was agreed that Carina will have each Warrant Article drafted for the Board members and the Board will vote on each Article after the Budget Hearing on February 6, 2017.

Carina informed the Board that the heat exchanger on the boiler failed and the Municipal Building has no heat. The good thing is, the boiler is under warranty, but the labor will probably take one day according to the technician. The labor cost will be the responsibility of the Town. Further discussion ensued regarding numerous problems with the heating system that have previously occurred, the fact that the company does not even make this boiler anymore because of all the problems and it was confirmed by the Town’s heating repair service that it is difficult to get parts for the system. **With all this in mind, the Board recommended Carina get some price quotes for a new boiler. In the meantime, it was agreed to move forward with the heat exchanger being replaced. It was also agreed that no increase would be made to the Proposed Budget this year for a new boiler.**

Carina informed the Board that she met with Collette of Home Run Property Management Service regarding a cleaning quote. She was given a “soft” quote from Collette, in the amount of \$200.00 to come twice a week to do the Police Department and the Selectmen’s Office and the community room once a week in the amount of \$50.00 to \$75.00 per week. Collette quoted \$30.00 an hour for extra tasks, as they arise, such as bark mulch, etc. The Board asked Carina to inquire if the service would be flexible if more than twice a week was needed. Carina will inquire. **The Board was in favor of the new service and agreed to increase the Gen. Government Buildings, line item Custodial, Maintenance,**

Rubbish to \$17,500.00. Carina also informed the Board that the service will also order paper goods and guaranteed that the Town would save money with their discounted prices.

Chair Laufenberg confirmed that he had a discussion with Kevin McGuire, Transfer Station Manager, and Mr. McGuire confirmed that he has brought in a steady revenue of \$80,000.00 to \$90,000.00 each year. **With that in mind, Chair Laufenberg was comfortable with \$225,000.00 in the Solid Waste line item Town of Thornton. The full Board was in agreement.**

Fund balance was discussed and concerns regarding using the entire fund balance for all Capital Reserves. Discussion ensued and it was agreed that all of the Capital Reserves budget line items listed under account 4900 would be funded by the Fund Balance with the exception of the \$60,000.00 budgeted for Fire Department Vehicles.

Carina stated that Hannah Joyce recommended allotting \$4,521.60 for new voting pods. The Board agreed and Carina will inform Mrs. Joyce of the approval of the pods in the amount of \$4,521.60 to be added to the TC/TC budget and Carina will discuss this with Hannah Joyce, Town Clerk/Tax Collector.

Carina provided a printout of estimated revenues for 2017 for the Board to review. **Inquiry was made about a transfer of funds from the cemetery for perpetual care which has been done in the past. After discussion, it was agreed that \$800.00 would be put back into the cemetery proposed budget for perpetual care costs.**

Correspondence Continued:

Carina then inquired about doing an assignment of sections of the budget to be presented by each Board member. The assignment of each section was arranged this evening.

Carina discussed with the Board some issues pertaining to listing each of the employees' names in the Town Report and the compensation paid. She discussed issues mentioned by the Parks and Rec. Director with under age children. It was suggested that only position title and compensation paid to each employee be listed rather than by name. After discussion, the Board agreed to lump the Park and Rec. compensation, without names, but the rest of the employees' names and compensation be listed.

Carina discussed with the Board what they would like on the front cover of the Town Report. Discussion ensued, and it was agreed that the 250th Anniversary Banner be placed on the front cover, but it was acknowledged that the banner would not be on the cover again in 2018.

Non-Public Session in accordance with RSA 91- A: 3 II. Chair Laufenberg called for a motion to go into Non Public Session under RSA 91 – A: 3 II (c) pertaining to a tax agreement. The Motion was made and seconded, and with a roll call vote: Selectman Laufenberg – aye, Selectman Kelly - aye, Selectman Wheeler – aye, Selectman Davis – aye, and Selectman Cheney – aye, the Board went into Non-Public Session at 8:15p.m. The Board came out of Non-Public Session at 8:19 p.m.

In Public Session another request was made for a Non-Public Session in accordance with RSA 91- A: 3 II (a) pertaining to personnel. The Motion was made and seconded and with a roll call vote: Selectman Laufenberg – aye, Selectman Kelly – aye, Selectman Wheeler – aye, Selectman Davis – aye, and Selectman Cheney – aye, the Board went into Non-Public Session at 8:20 p.m. The Board came out of Non-Public Session at 8:28 p.m.

In Public Session Chair Laufenberg called on Selectman Wheeler who made a Motion to seal the Non-Public Minutes. The Motion was seconded, and with a roll call vote, the Motion was unanimously approved to seal the Non-Public Minutes pertaining to personnel.

There being no further business, Chair Laufenberg declared the meeting adjourned at 8:30.

Respectfully submitted,

Eleanor M. Dewey, Office Assistant and Recorder