

MINUTES

SELECTMEN'S MEETING

August 28, 2017

The Campton Board of Selectmen met at 6:30 p.m. at the Campton Municipal Building. Present were Selectmen, Peter Laufenberg, Charles Wheeler, Karl Kelly and Sharon Davis and May Brosseau, Assistant to Town Administrator and Eleanor Dewey, Office Assistant and recorder. Selectman Cheney was not present due to vacation. During the work session, the Board signed the manifests and reviewed the bills. The Board signed 3 Building Permits, 1 Sign Permit, 1 Driveway Permit, and 3 Notices 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: Robert "Butch" Bain, Hannah Joyce, Susan Juniper, Faust Minickiello, Dave Levin, Craig Keeney and Ted Hammond. The Minutes were recorded this evening.

Approval of Minutes: Chair Laufenberg inquired if there were any revisions or concerns regarding the Public Minutes and Non-Public Minutes of August 14, 2017. Selectman Davis had revisions which were submitted to the Board in their packet. After review of the revisions, a **Motion was made to approve the Public Minutes as revised. The Motion was seconded and with a roll call vote, the Public Minutes were unanimously approved as revised.**

Privilege of the Floor: Chair Laufenberg called on Susan Juniper, owner of Handyman Hardware, regarding Six Flags Road. Ms. Juniper expressed that she was here this evening to inquire what procedure to follow in order to have Six Flags Road become a public road. Faust Minickiello of Evergreen Embroidery and Dave Levin of Mad River Coffee House were also present and expressed the need to go through the process and the reasons why. Ms. Juniper explained that she spoke with Butch Bain, Road Agent and he suggested she speak with the Board on procedure. Discussion ensued pertaining to Ms. Juniper and all interested parties meeting with Butch Bain at the site to review what needs to be done to get the road up to Town specs, and the cost for same. There was also discussion concerning a Warrant Article being put forth either by the Board or by petition of at least 25 registered voters, and the necessity of a vote at Town Meeting. It was confirmed that knowledge of ownership of the road will need to be researched in order to complete the process and many more meetings will be needed to complete the betterment process. **The Board concurred that the first step will be to have the Road Agent view the road area in question to give his recommendations as to what it will take to bring the road area up to Town specs. It was explained that Selectman Cheney usually gets involved in this type of road matter; however, he will not be back in Town until after Labor Day so he may have some additional recommendations.** Ms. Juniper, Faust Minickiello and Dave Levin thanked the Board for their time and will wait to hear on Butch Bain's recommendations.

Chair Laufenberg called on Selectman Kelly who explained that he forgot to tell May that Craig Keeney would be in this evening regarding the CIP Committee. Selectman Kelly explained that he approached Mr. Keeney concerning the CIP Committee and Mr. Keeney expressed an interest to become a member of the Committee. Chair Laufenberg stated that no one else from the public has come forward with any interest; however, the Board is still seeking public participation. Chair Laufenberg explained that late September, early October they will move forward. Chair Laufenberg informed Mr. Keeney that Heads of Departments have all responded by submitting their needs and the process will coincide with the budget season and when Carina gets back from maternity leave, "the ball will start rolling" as to how the Committee will approach funding, etc. **A Motion was then made to approve Craig Keeney as a member of the CIP Committee. The Motion was seconded and with a roll call vote, the Motion was unanimously approved.**

Regarding another issue, Mr. Keeney inquired about the burning of the "Pattee building", (the "Blanchard house"). Mr. Keeney expressed concern that there was no notification of the burning of the building to the public (especially the adjacent property owner) who expressed safety issues and some expressed concern of loss of a historical building. It was explained that it was determined by the Conservation Commission that the building was dilapidated and was a safety concern. There is no notification requirement necessary; however, it was felt a courtesy call should have been made to the adjacent property owner. Chair Laufenberg will speak to Fire Chief Dan Defosses concerning same.

Chair Laufenberg called on Hannah Joyce, Town Clerk/Tax Collector who explained that the Board gave her permission to work with Town Attorney regarding 2 parcels concerning collection of delinquent taxes. Town Attorney recommended she come before the Board to ask permission to have the Fire Chief inspect a particular property in Beebe River to get certain questions answered to assist him in determining what route to follow with the process. **The Board agreed to have the Fire Chief do an inspection. Chair Laufenberg will meet with Hannah Joyce to go over the specific questions that the Town Attorney would like the Fire Chief to get answered during his inspection and Chair Laufenberg will contact Chief Defosses with this information.**

Old Business:

Auction Property – Owl Street Continued - Chair Laufenberg inquired if the Board had a chance to review the correspondence from Town Attorney. All members confirmed they had reviewed the correspondence. Chair Laufenberg confirmed that it is Town Attorney's strong opinion that the property again should be put out for auction. Discussion ensued concerning the IRS lien and it was confirmed by Town Attorney that the buyer would not be responsible for the IRS lien. However, if the Beans (prior owners) bought the property back directly from the Town, the Beans would be responsible for that lien. **A Motion was made to put the Owl Street property back out to auction. The Motion was seconded and with a roll call vote, the Motion was unanimously approved. Chair Laufenberg will contact the auctioneer to start the process.**

Hannah Joyce inquired if the Board had thought about going back to the old procedure of holding on to tax deeded property for three years to eliminate the previous owner receiving proceeds and the

extensive process involved. Chair Laufenberg confirmed that the Board would handle each issue case by case when making a decision. In the case of the Owl Street property the Board agreed there was too much risk for the Town in liability and an abundant amount of money involved to make the property safe; hence, holding on to the property for three years did not make sense.

Ted Hammond inquired if the \$5,000.00 was non-refundable and inquired about additional auction costs. It was confirmed that the \$5,000.00 was non-refundable and is split with the Town and the auctioneer; however, the Town does not have all the costs involved from the previous auctioneer at this time. Some of the fees involved are attorney fees, advertising fees, recording fees, etc.

Local Highway Aid – Clarification on uses – Butch Bain, Road Agent - Butch explained that he prepared a list of recommendations for the use of the \$110,563.26, one-time Block Grant Aid. He confirmed the monies could not be used for the Alden Dam, as explained in the confirmation letter from the NH DOT. The funds may be used for the purchase of highway equipment and road construction, reconstruction or can be used for highway maintenance purposes. With that being said he proposed expenditure for a new one and a half ton truck in the amount of \$65,000.00; \$1,500.00 toward the cost of the annual mowing rental equipment; and contracting out ditching services for Beech Hill Road and Bog Road in the remaining amount of \$44,063.26. Discussion ensued pertaining to Butch's plan for the use of 3 vehicles, Butch expressed this would be a great opportunity for the Town to purchase a new truck out of the fund, ditching will help during the mud season, and the fact that any monies left over from the proposals presented could be applied to gravel. **The consensus of the Board was to have Butch get two bids on the new vehicle and contact the contractors he works with to get bids on the ditching, and consideration be made that any monies remaining be applied to gravel. Butch agreed that he could have the bids for the truck and the ditching to present to the Board at the next meeting on September 11, 2017.**

Correspondence: Chair Laufenberg called on May to review correspondence. In the Board's packet is an agreement from Primex to extend the Town's membership with Primex and also a Resolution to Enter Primex 3 Workers' Compensation Contribution Assurance Program (CAP). Discussion ensued and it was concluded that the CAP Resolution is a benefit to the Town for budgetary purposes as the maximum cost increase over a three year period is guaranteed not to go over 10%. **A Motion was made by Selectman Davis to adopt the 2018-2020 Resolution to Enter Primex 3 Workers' Compensation Contribution Assurance Program (CAP) and to extend the Town membership agreement, as written. The Motion was seconded, and with a roll call vote: Selectman Laufenberg –aye, Selectman Davis – aye, Selectman Wheeler – aye, and Selectman Kelly – aye, the extended agreement was approved and signed by Chair Laufenberg and the Resolution was adopted and signed by Chair Laufenberg this evening.**

Campton/Thornton Transfer Station Update – May stated she spoke with Desiree at the Thornton Town Office and she informed her that the retaining wall project is right on track and moving forward. As far as the rest of the projects, they will have to be extended out as the Town of Thornton has not gotten a good response from contractors for bids as it appears the contractors are all very busy at this time of year.

May will have Diane Richards, the bookkeeper run another balance from QuickBooks and the bank balance as the dates did not correspond on the reports given to the Board this evening.

A quote was received from Chief Warn which he received from J. S. Adams Security Systems, LLP for a new camera on Blair Bridge. The quote is in the Board's packet. Chief Warn informed May that the camera allows for better reading of license plates, but is not internet connected and is quoted at \$4,110.00. Discussion ensued regarding the need for the picture quality to allow for legible reading of license plates and questions arose as to when installation of the camera was anticipated to be done, (this year or to be discussed at budget time), and what account the funds were going to come from. **It was agreed to have Chief Warn come in to discuss, and May will put this matter on the agenda for September 11, 2017 under Old Business.**

A notice was received from NH DOT regarding scheduling meetings (list of meetings times and dates attached) with the hope that it will encourage participation regarding transportation projects planned between the years 2019-2028.

May indicated that she has information the procedure to follow for roads and the betterment process that she will pass on to Susan Juniper. **Copies will also be distributed to the Board, as requested by Selectman Davis.**

Board Concerns and Directives – Chair Laufenberg called on Selectman Davis who reported that the 250th Celebration event on August 26th turned out great, with a lot of people attending. The Upper Village Walking Tour was offered again. The international dinner at the Campton Baptist Church was so well attended that people were standing in line waiting for seats. Then the public finished the day at the Mountain Fare Inn, owned by Susie Preston. Selectman Davis commended Susie Preston for all her hard work and recognized her talent for setting up these events from arranging flowers from her own garden to lovely table settings to organizing activities for the children. Sue Hunt did a fantastic job as caller for square dancing and the outdoor fire pit was enjoyed at the end of the evening. The 250th Committee will be meeting on September 6th to finalize the events for September 30th. Selectman Davis stated that she and the Fire Chief Dan Defosses, Chief Warn and the fireworks contractor will be meeting with them to discuss organizing parking, safety issues and ways for better visibility for the ground displays as well as the aerial displays. Selectman Davis also mentioned that they will get a preview of what the fireworks display will actually look like on September 30th.

Selectman Davis also requested that the Municipal Building entrances need to be powered washed again. The Town Clerk/Tax Collector's Office will also be looked at, and completed, if needed; however the Town Clerk's Office cannot be done during office hours. May will contact Butch Bain, as Harry Hughen did the power washing the previous time.

Chair Laufenberg called on Selectman Kelly who indicated that he and Butch Bain met with FEMA last Wednesday in the Community Room along with other area Town representatives regarding the damage from the last flooding storm. A letter of Intent was submitted to FEMA regarding Campton damages; however, a figure was not set at that time. Selectman Kelly stated this is the first step in the process.

Mrs. Joyce indicated that the generator is beeping again. May will contact Chief Defosses to look at again.

Non-Public Session - A Motion was made by Selectman Wheeler to go into Non-Public Session under RSA 91-A: 3, II(c) regarding a reputation matter. The Motion was seconded and with a roll call vote: Selectman Laufenberg – aye, Selectman Wheeler – aye, Selectman Davis – aye, and Selectman Kelly – aye, the Board went into Non-Public Session at 7:40 p.m. The Board came out of Non-Public Session at 7:50 p.m.

A Motion was made in Public Session to seal the Non-Public Minutes. The Motion was seconded and with a roll call vote, the Non-Public Minutes were sealed.

Adjourn: There being no further business, Chair Laufenberg declared the meeting adjourned at 7:52 p.m.

Respectfully submitted,

Eleanor M. Dewey, Office Assistant and Recorder