

MINUTES
SELECTMEN'S MEETING

August 13, 2018

The Campton Board of Selectmen met at 4:30 pm at the Campton Municipal Building. Present were Selectmen Peter Laufenberg, Karl Kelly, Sharon Davis, Bill Cheney, & Craig Keeney, Carina Park, Town Administrator as well as Elyn Franklin recorder. During the work session, the Board signed the manifests and reviewed the bills.

Call to Order: Chair Laufenberg called the meeting to order at 4:30 pm. Members of the public present at this meeting were: Robert Welsh Sr., Robert Welsh Jr., Cynthia Klevens, Kathy Rodgers, Scott Woods, Russ Elder and Krystal Elder, Jack Head, Hannah Joyce, Ralph and Barbara Reitsma, Robert "Butch" Bain, Ryan Erazo, Kristina Dieppa, and Ramon Acevedo Perez.

Approval of Minutes: Chair Laufenberg inquired if there were any revisions or concerns regarding the Public Minutes and Non-Public Minutes of July 23, 2018. A motion was made to approve the Public and Non-Public Minutes as written (with a typo correction to Craig Keeney's name on line 35). The motion was seconded, and with a roll call vote, the Public and Non-Public Minutes were unanimously approved as written.

Privilege of the Floor: Road Agent Bain introduced the new highway employee, Ryan Erazo, to the Board and was welcomed enthusiastically.

New Business:

The Board discussed a Memorandum of Understanding (MOU) with the Beebe River Homeowners Association. Chair Laufenberg stressed that the intent of this meeting was to confirm an active Homeowner's Association (HOA) is present in Beebe River and that the association members were aware of the MOU and the provisions outlined within the document.

Robert Welsh Sr., owner of 14 of the homes in the Beebe River HOA, confirmed that there is a homeowners' association in Beebe River. **Robert** Welsh Sr.'s son, Robert Welsh, Jr., is president of this homeowners' association.

The Board is willing to work with the HOA with regards to collection of fees, annual budget and emergency protocols, however, the Board cannot agree to the terms in the MOU. More specifically, the HOA's sole authority to establish budgets and maintenance schedules.

The Board would like to form a three-member committee that includes a Selectman from the Board, a member of the Beebe Homeowners' Association and a third-party member of the state (either Cindy Klevens from DES or Kathy Rodgers from RCAP, both present). This committee would meet to amend the memorandum and work out major issues such as collection of fees, system maintenance, and budget and emergency protocols in the association.

By next selectmen's meeting on the 27th, it will be determined who is on the committee from the Board and the HOA will provide a rough draft of a revised MOU. The MOU will include the following items:

1. A working charter
2. The budget and how it is controlled
3. Emergency protocols
4. Future outlook/maintenance

Old Business:

The Board addressed Fire Chief Daniel Defosses about the quotes he received for replacing the fire station roof. Chief Defosses reported that the first vendor he consulted did not install the screw down style of roofing they need, only shingles or standing seam. This left the second company, Drew's Affordable Steel Roofing, who charged about 20,000.00 and is fully insured.

Selectman Davis made a motion to hire Drew's Affordable Steel Roofing with a budget of \$30,000.00 to replace the roof on the fire station. Motion seconded. All in favor. Motion carries.

Selectman Davis made a motion to hire a contractor to complete the exterior work necessary before paving of the fire station with no more than \$500 to be expended. Motion seconded and carried.

The Board addressed Road Agent Robert "Butch" Bain about the quotes he received for the Page Hill culvert: Butch contacted four vendors for the culvert repair. The two outstanding vendors who bid the project were M.E Latulippe Construction at \$6,000.00, and Mark Johnston Construction at \$3,000.00.

Selectman Davis made a motion that we accept Mark Johnston's quote of \$3,000.00. Cheney seconded the motion, the Board was all in favor, and the motion carried unanimously.

Craig and Jenny Young, whose house at 42 Town Pound Road was damaged in the October flooding, wrote a letter including statements about what is happening on property and what could be done to prevent a future event. Chair Laufenberg requested that Bain read it and report back at the next meeting.

Mike St. Cyr emailed Carina Park with concerns about Bog Road specifically the ripples and the gravel used. Butch agreed that the road did not come out as smooth as he had hoped and believes it stemmed from an issue with the york rake. Butch agreed to grade it again later in the week. Discussion ensued regarding the use of the york rake and whether it is necessary. The Board also asked Butch to look at the questionable, newly installed culvert on the road.

Correspondence:

Transfer Station: The Board reviewed a letter from Paolo Wieser about an incident at the Transfer Station. Carina Park has forwarded it to the Thornton Town Administrator as the Town of Thornton oversees the personnel at the Transfer Station.

Documents: Carina alerted the Board that they have an updated tax agreement spreadsheet in their packets, as well as an updated financial profit and loss statement.

Federal Lawsuit: Carina also told the Board that the towns of Lincoln, Weare, Tamworth, Rumney, and several others have joined a class-action lawsuit against the federal government about being underpaid in the Payment In Lieu of Tax program (PILT), and they have requested Campton join as well. The consensus of the Board was “it’s worth a shot,” as it is no cost to the Town. The lawsuit is headed up by Kane County, Utah, and all that’s involved is filling out a form.

The Board voted on participation in the federal lawsuit. Selectman Kelly voted no. Selectmen Davis, Keeney, Cheney, and Chair Laufenberg voted yes. The vote passed (4-1).

Safe: Christopher Woods, former owner of the old town hall, wanted to alert the Board about the safe in his building. A friend had directed him to the May 21, 2018 Select Board Minutes where the contents of the safe was discussed. He wanted to let the Board know when he purchased the building, he hired a company to drill the lock on the safe and there was nothing in it.

Non-Public Session:

In Public Session a Motion was made to go into Non-Public Session under RSA 91-A: 3, II (c) regarding a property taxes. The Motion was seconded and with a roll call vote: Selectman Laufenberg- aye, Selectman Kelly- aye, Selectman Davis- aye, Selectman Cheney- aye Selectman Keeney – aye ~ the Board went into Non-Public Session at 5:57 p.m. The Board came out of Non-Public Session at 6:10 p.m.

In Public Session a Motion was made to go into Non-Public Session under RSA 91-A: 3, II (a) regarding personnel. The Motion was seconded and with a roll call vote: Selectman Laufenberg- aye, Selectman Kelly- aye, Selectman Davis- aye, Selectman Cheney- aye Selectman Keeney – aye ~ the Board went into Non-Public Session at 6:11 p.m. The Board came out of Non-Public Session at 6:36 p.m.

Board Concerns

Beebe River Auction: Selectman Keeney informed the Board that Carina has dealt with the issue regarding the auction of the Beebe River Business Park properties. There are ten lots going out for auction, and the problem was the Town’s stipulation on the subdivision prevents them from auctioning off the lots individually. Carina contacted the auction company and the properties will now be sold as one.

Class 6 Roads: Selectman Keeney asked the Board if a house can be built on a Class VI road and if it can, what is the stipulation? In the past, the resolution was that the road would have to be brought up to a Class V designation a certain distance from the house. Selectman Kelly said most towns have adopted the policy of not building on class VI roads and we have addressed it on a case by case basis. The Board agreed they should tighten up the class VI road requirements.

Request Form: Selectman Davis said that she had studied a request form the town of Meredith uses for non-profit and charitable organizations to request annual funds. Right now, the Board can’t make good judgment calls because they don’t know what each organizations need is. Selectman Davis proposed

that a similar form be drafted that non-profit organizations submit to us by October 31st. This would give us a better idea of their situation and a bigger picture of how to use our funds.

Selectman Davis also brought the Board up-to-date on several law changes that affect towns effective January 1, 2019.

Adjournment: There being no further business, Chair Laufenberg declared the meeting adjourned at 6:51 pm.

Respectfully submitted,

Ellyn Franklin, Recorder