

**Town of Campton**  
**Board of Selectmen Minutes**  
**February 27, 2023**

**Board Attendees:** Selectman Nik Coates, Selectmen Craig Engel, and Selectman Mort Donahue.

**Public Attendees:** Matt Williams, Alicia LaDouceur, Kevin Coburn, Makayla Coburn, Bill Sebastian, Rita Sebastian, Susan Skinner, Jim Butler, Sherrill Howard, Ron Farnsworth, Ryan Erazo, Ned McElroy, and Jake Tuck.

**On Zoom:** Cynthia Vascak, Gene Marchese, and Chair, Sharon Davis.

**Call to Order:** Selectman Engel opened the meeting at 5:30 pm.

The Selectmen reviewed Manifests, Sign Permits, and Warrants

Chair Davis opened the meeting at 5:30 pm.

**Trustees of the Trust Fund**

Ned McElroy, Trustees of the Trust Fund Chair, explained that he and Virginia Erickson have been reviewing all trusts in the capital reserve. The Town's new investment firm, Independent Financial Advisors, has been helping Virginia with all the different trusts. Previously the Town had NH Trust, which had 23 different investment accounts, one for each trust. Independent Financial and the previous trustees had agreed to consolidate the Town capital reserves into one investment account to save money and increase the return on investment. Independence Financial advised this move and indicated that several other towns they manage do this with their capital reserve accounts. Selectman Coates asked Ned to continue reviewing the investment policy and to present their edits to the Board. Chair Davis asked Ned to write up his concerns regarding all the trusts and his suggestions on the investment policy. She asked him to give it to Corey so that Corey could send that off to the Town Lawyer, Shawn Tanguay, to review.

**Consent Agenda**

The Board reviewed Public Minutes for January 30, 2023, Public Minutes and Non-Public for February 6, 2023, and Public Minutes and Non-Public Minutes for February 15, 2023. Selectman Engel made a motion to accept, and Selectman Donahue seconded that motion. The Board voted unanimously in favor.

**Climate Committee**

The Climate Committee presented to the Board projects they are working on and things they would like to see for the Town Campus. The Board would consider utilizing solar panels in all phases of the campus. Rita and Bill Sebastian from the Climate Committee got the Board cost estimates and possible locations to put solar. However, the Board needs to figure out what kind of system setup they want, where to place the panels, and what vendor they think would give them the best cost efficiency. Rita and Bill

discussed a couple of other options. One option would be to share the solar panels with the Campton Village Precinct. The panels would be placed on precinct land and share the electricity generated with the precinct. They told the Board that the town would have additional transmission costs, which would likely significantly cut into the savings generated. Another topic they discussed was community power which goes through the Owner Coalition of NH and estimates savings would be 10%. The Town can decide how to disperse the saving of that 10%. It can be returned as a rebate to the residents of the town. They can also invest in other items such as energy or other programs. Selectman Coates thought that the community power is very entailed, would need a warrant article, and would have to look into this further.

Rita from the Climate Committee went over what a charrette can do for the Town of Campton. The Board is continuing to pursue this option and should have an answer on the application status next month. The Climate Committee also wanted to deliver services to needy citizens and work with all emergency services. Emergency services like Fire Department, Highway Department, and the Town could establish a lifeline hotline. The emergency planning should include other departments, such as the Planning and Zoning Boards and the Emergency Director. The Board thanked the committee for their presentation and said they would their recommendations.

### **Town Administrator**

**General Updates-** Corey explained the highway department had a fender bender over the weekend with a resident. Corey has contacted the Town Insurance company Primex on the matter. Corey described what had happened during the accident and confirmed that the Town vehicle was not damaged. He said he would work with the insurance companies to resolve this matter.

Corey found that the audit contract was up this year and had contacted Cory Philbrick from Vachon Clukay & Company. The cost this year would be \$19,210. Corey recommended a one-year contract, for this year. The Town has been with the same auditors for the last ten years and has done a great job. Chair Davis felt we should do a new RFP in the summer to get some new pricing and ensure we pay a fair price. Selectman Coates motioned to sign a one-year contract with Vachon Clukay & Company, and Selectman Engel seconded that motion. The Board voted unanimously in favor.

Corey went over the road bond and weight limits of 6 tons. He said that he needed to finalize the procedure that the Town would use in the future. Selectman Coates did explain that he looked into all requirements and said we should be good. Chair Davis asked Corey to put this on his agenda. Road Agent Ron Farnsworth will be responsible for watching the weather and putting out the road signs.

### **Public Hearing**

Selectman Engel motioned to go into a Public Hearing about "Unanticipated Revenue" at 6:36 pm. Selectman Donahue seconded that motion. Roll Count was as follows: Selectman Donahue, Aye, Selectman Coates, Aye, Selectman Engel, Aye and Chair Davis Aye.

A tax sale from 2021 in the Town of Campton was received for the amount of \$27,000, and roughly \$800.00 was owed to the owner. The delay was due to an incorrect address for that owner and the long process through the court system. There was no comment from the public on this matter.

Selectman Coates motioned to close the Public Hearing on "Unanticipated Revenue" at 6:40 pm, and Selectman Engel Seconded that motion. Roll Count was as follows: Selectman Engel, Aye, Chair Davis, Aye, Selectman Donahue, aye, Selectman Coates, aye.

Selectman Coates motioned to accept the unanticipated revenue, and Selectman Donahue seconded that motion. The Board voted unanimously in favor.

### **Privilege of the Floor**

**Jake Tuck**- Mr. Tuck mentioned that the Board had contacted him to receive some information regarding the asset management app he uses. He suggested that the Board look into the Jobber app. He has worked with this application in his own construction company. It's a lot like the programs that Selectman Coates mentioned in the last meeting. This app is much cheaper, about \$280.00 per month. Jake knows the program and suggested the Board or Corey check it out. Selectman Engel asked Jake how long until they saw some data from the entered progress. Jake explained you would see results roughly around the six months. Jake also explained that he started weekly meetings with his crew, which has helped a lot with the app's introduction.

### **Board Concerns/Updates & Directives**

**Selectman Engel**- He went over the request from the Board for more frequent and longer meetings. Selectman Donahue suggested that you keep a set time across the board, and explained that it's getting too confusing with alternate times. Selectman Coates suggested the month's first meeting be a "work session" regularly. He would like to focus on bigger projects. Chair Davis liked the consistent meeting time and a work session first of the month. The Board decided that the new schedule would be every first and third Monday of the month at 4:30 for all BOS meetings. The first meeting would be a work session extending the meeting by an hour. Additional work sessions could be scheduled as needed.

**Selectman Coates**- He asked why the Town doesn't have an investment agreement for all new employees. This agreement would require any new employee to stay on for at least 2-3 years if they take expensive training (such as CDL certifications, Fire certifications, etc.) If that employee chooses to break the agreement by not staying the required length of time, that employee would have to pay back the Town for all the training courses.

**Jake Tuck**- He would like to see the Planning Board work together more with the Board. Selectman Engel said that is on the agenda to work on this year. Selectman Coates suggests that the Board hold a joint meeting every couple of months.

### **Work Session**

The Board finalized the road strategy and what they felt they wanted to present at Town Meeting.

**Finalized Road Strategy**- The Board wants to push for \$750,000 for the new road fund that will be proposed at Town Meeting. The Board discussed that a breakdown for the \$750,000 could be \$250,000

for roads, \$250,000 to be saved, and \$250,000 for highway maintenance such as ditching, culverts, repairs, etc. Sherrill Howard asked if that \$250,000 is only for gravel or both gravel and paving. She also asked how many years roads last with the geotextiles. Corey told the Board that one of the \$ 250,00's would need to be used for paving. The current account has about \$119,000 in there for paving for this year, and the road selected would likely be around \$200,000. Kevin Colburn said that a road with geotextile would last for a while. He mentioned that some roads he had done years ago are still holding up. Selectman Coates asked Ron to call around to subcontractors to get an estimate on a mile with geotextile. Kevin Coburn offered his help to assist Ron in getting the information that Selectman Coates requested. Ron said he would connect with Kevin to help get some numbers for the Board.

**Present to the Town Meeting-** The Board plans to push for \$750,000 and explain the breakdown for that \$750,000. The Board wanted to explain what the money would be used for. They hope to do one road this year with geotextiles to see how roads handle the reconstruction. The Board wants to stress a continuance of maintenance on all the fair roads with ditching and additional gravel. There would be an RFP for paving going out this April 1, 2023, with bids due May 2023. The RFP would be for two years worth of paving (2023-2024.) Finally, the Board wants to paint a vision for the next 3-5 years for roads needing reconstruction; included should be estimated costs.

**Town Meeting Questionnaire-** The Selectmen discussed Selectman Boynton's questionnaire and his thoughts on posting it on the website. He also expressed that it should be handed out at the Town Meeting. Selectman Engel asked the Board what questions they felt they should ask. Selectman Coates felt that the questionnaire should be dispersed after the Town Meeting. The Board felt it might seem like they don't have a plan if they ask the citizens many questions. Jake Tuck felt that the questionnaire should go out in the fall; that way, the residents can see the work the highway department has done throughout the summer. Alicia LaDouceur suggested that the Board ask the Town's people about future plans instead of current ones. The Board thanked the audience for their input on this matter. The consensus of the Board was to change the questionnaire to an informational packet to hand out at the Town Meeting. The packet should be based on what the Board is currently doing and what they plan on doing for 2023-2024. The Board expressed that they would consider a survey in the fall of 2023. The goal of the survey would be to see how the town feels about the work the highway department has already done throughout the summer.

Tasks:

- Corey upload the HEB Engineers overview on the Town's Website.
- Update the Selectmen's Calendar on the Town Website, and disperse emails.
- Road Bond to Finalize
- PDF Executive Summary

Selectman Coates motioned to close the meeting at 8:19 pm, and Selectman Donahue seconded that motion.

With no further business, the meeting was adjourned

Respectfully Submitted,  
Natasha Egger

Minutes Recorder