



**Selectmen's Meeting  
Tuesday, November 15, 2022  
9:00 am**

**Board:** Charyl Reardon, Scott Rice

**Staff:** Judy Welch, Cathy Riley

**Presenters:** Jay St. Jean, Jim St. Jean

**Public:** Jerry Miserandino, Jerry Stringham, Cheri Caulder, Bill Waterhouse

**Zoom Public:** Mike Donahue, 1603\*\*\*\*022 by phone

**Call to Order**

Charyl called the Meeting to Order at 9:00 am

**Approve & Sign Minutes/October 18, 2022**

Charyl tabled the minutes from October 18th meeting until November 22nd due to some editing needed.

**Auctioneer/Old Fire House/17 Lost River Road**

JSJ Auctions was represented by owners Jim and Jay St. Jean.

Jay presented the Board with handouts that included a proposal for auctioneering the old firehouse property, along with recent sales of tax-deeded and town-owned properties throughout the State by county.

Jay said they sold a Carroll Fire station at auction for \$230,000, but the building was a little bigger. The auction process was then explained.

Jay stated there needs to be 4-5 weeks' notice to conduct the sale. They will display ads in local publications, such as the Littleton Courier, the Caledonia-Record, and the New Hampshire Sunday News.

He said there would be a one-page e-blast to their list, brochure copies, social media posts, mailings to the abutters of the property, signage posted on the property, and an ad posted on their website for the 4-5 weeks leading up to the sale.

Jay added that the goal is not to charge the Town anything, subject to confirmation with an acceptable minimum bid to the Town, a purchase and sales agreement with the bidder, and the buyer's premium of 10% paid for by the buyer(s). If the minimum established bid is not met, the Town would be charged the advertising expenses, which run about \$2500, plus a \$500 flat fee for their services.

Jay claimed that there had yet to be a minimum bid that they had not met and said the market was still strong. Jay then turned the presentation over to Jim.

Jim recommended that the auction be held here at the town office so that there is more space for parking. He also noted that many items needed to be removed from the location to meet the 4-5-week time frame. He feels it should be listed soon due to the rising interest rates.

Scott asked what the minimum bid might be, and the auctioneers felt an amount between \$80,000 to \$100,000 was a good range.

Charyl asked if they could wait to give the minimum bid for now.

Jay stated that it would be okay to wait and suggested opening it up to a meeting, and Scott agreed and wanted to publish it as a special public meeting.

Jay added that they would need a purchase sales agreement or an agreement of deposit received, usually prepared by the town council, and a list of abutters. Jay questioned if the Town had a clear title.

Judy replied yes, and they can pull a list of abutters from the town website under the GIS tab.

Scott stated that he would like to wait and list after the holidays.

Jay stated that between January 21-28 would be good.

Jerry M. then asked if there was any land with it.

Scott replied yes, a small amount on both sides.

After Jerry M. asked for the exact amount, Judy informed him that he could look it up on the tax maps.

Scott motioned to sign the Agreement with JSJ Auctions. Charyl seconded the motion, and the vote was affirmative.

Scott signed the agreement.

### **Bill Waterhouse/Tax Deeding**

Bill asked questions related to tax deeding and pointed out the changes over the last 45 years when it used to be easier to get a list of delinquent taxpayers.

Bill stated that he is concerned that the Town will not be funded if the fees are not paid.

Bill is trying to determine the responsibility of the Board and the Tax Collector in the tax deeding process.

Judy asked for more clarification on what exactly Bill was asking.

Judy stated that a deed with the Town is only created if the Board does not sign a waiver. If the deed waiver is signed, it is usually due to the property owner attempting to make payments on an agreement with the Board.

Charyl pointed out that Bill was asking questions relating to a specific property and noted that the owner of this particular property had been paying the property taxes. The outstanding balance was not paid in full because the property had prepaid sewer fees in dispute. The Town worked closely with the plant operator and the Town's engineer to resolve this dispute. Once the Town's engineer resolved the

issue, he submitted a report to the Board, it was rectified, and the sewer fees were applied to the outstanding balance, and then the balance remaining was paid and redeemed on June 18.

Bill asked if he could find out more about deed waivers, and Judy informed him that he could easily look up the information on the internet.

Charyl again added that if there is an agreement in place, then that signing a deed waiver is perfectly legal as long as all parties are keeping up on their end.

Judy explained that the tax collector comes to a meeting and presents a list to the Board; they review each parcel, then the Board decides to deed the property or sign a waiver.

Judy clarified that the tax collectors have a duty to notify the lien holders (mortgage companies) that the property could be deeded. Lien holders typically step in and make a tax payment if they decide to do so.

Charyl asked Judy if she could forward the part of the email from the lawyer email August 3 to Bill.

Bill was still concerned that the taxes were uncollected and thought it would affect the budget.

Charyl explained that if payments are made, the money is still coming into the Town.

## **Budgets**

### **2023 Budgets:**

Charyl motioned to increase wages for all departments and elected officials, excluding the Select Board, by 8%. Scott seconded the motion and the vote was affirmative.

Judy presented the following budgets:

**4130 Executive:** Charyl motioned to approve the total budget of \$177,680. Scott seconded the motion, and the vote was affirmative.

**4140 Elections and Registrations:** Charyl motioned to approve the total budget of \$55,906.00. Scott seconded the motion, and the vote was affirmative.

**4150 Tax Collector:** Charyl motioned to approve the total budget of \$27,475.00. Scott seconded the motion, and the vote was affirmative.

**4150 Financial Administration:** Charyl motioned to approve the total budget of \$170,190.00. Scott seconded the motion, and the vote was affirmative.

**4153 Legal Expense:** Charyl motioned to approve the total budget of \$35,000. Scott seconded the motion, and the vote was affirmative.

**4194 Town Buildings:** Charyl motioned to approve the total budget of \$125,571.00. Scott seconded the motion, and the vote was affirmative.

**4195 Cemetery:** Charyl motioned to approve the total budget of \$32,435.00. Scott seconded the motion, and the vote was affirmative.

**4196 Insurance:** Charyl motioned to approve the total budget of \$50,876. Scott seconded the motion, and the vote was affirmative.

**4197 Advertising:** Scott motioned to approve the total budget of \$975.00. Charyl seconded the motion, and the vote was affirmative.

**4199 Other General Government:** Scott motioned to approve the total budget of \$13,500. Charyl seconded the motion, and the vote was affirmative.

**4240 Building Inspections:** Scott motioned to approve the total budget of \$10,200. Charyl seconded the motion, and the vote was affirmative.

**4290 Emergency Management:** Budget tabled.

**4299 Other Public Safety/Communication:** Scott motioned to approve the total budget of \$30,500. Charyl seconded the motion, and the vote was affirmative.

**4312 Highway:** Charyl motioned to approve the total budget of \$426,966. Scott seconded the motion, and the vote was affirmative.

**4316 Street Lights:** Scott motioned to approve the budget as presented. Charyl seconded the motion, and the vote was affirmative.

**4332 Water:** Charyl motioned to approve the total budget of \$499,736. Scott seconded the motion, and the vote was affirmative.

**4326 Sewer:** Budget tabled.

**4520 Parks and Recreation:** Charyl motioned to approve the total budget of \$48,665. Scott seconded the motion, and the vote was affirmative.

**4550 Library:** Charyl motioned to approve the total budget of \$84,500. Scott seconded the motion, and the vote was affirmative.

**4583 Patriotic Purposes:** Charyl motioned to approve the budget as presented. Scott seconded the motion, and the vote was affirmative.

**4611 Conservation:** Scott motioned to approve the budget as presented. Charyl seconded the motion, and the vote was affirmative.

**4651 Economic Development:** Scott motioned to approve the budget as presented. Charyl seconded the motion, and the vote was affirmative.

For a complete presentation, please visit:

<https://www.youtube.com/channel/UCxMH7OFC8H3KqBhYHsBr53g>

## **Contract/Horizons Engineering/Wastewater Asset Management Grant**

This contract is to develop a wastewater system's capital improvement and asset management program. Scott noted that this is being fully funded by an NHDES grant that the Town received for \$30,000. Charyl motioned to accept the Horizons Engineering Contract and authorized Scott to sign. Scott seconded the motion, and the vote was affirmative.

## **Intermunicipal Prosecution Agreement**

This Intermunicipal Prosecution Agreement is revisited annually between the Towns of Campton, Lincoln, and Woodstock for shared prosecution services. Judy stated that no changes or increases were made to the agreement for 2023. Charyl motioned to sign the agreement as presented. Scott seconded the motion, and the vote was affirmative.

## **Old/Other Business/Brought forth by the Board**

Charyl reminded everyone of the Annual Wreath Fundraiser at Soldiers Park to benefit the Woodstock Fire Department on November 26, 2022.

## **Public Participation**

Bill Waterhouse asked if the AHEAD project would require more time from the building inspector. Scott said that would default to the State.

Bill suggested that the Board consider more street lights from Center Street down to where Peeling Village is going to be. Charyl noted that the Board would look into this.

Bill is still moving forward with his research on Johnson Road and said Gil stated at the end of the last meeting that it was a Class 6 road that he has been plowing for a number of years. Bill asked if any documentation showed that this was a Class 6 or private road. Charyl responded that the Board would look have to look into this.

Mike Donahue questioned when the Board anticipated the sale of the old public works garage. Scott responded in April or May. Mike asked if there was a reason why it couldn't be done with the old firehouse; and stated that he was assuming that the Board was holding off because of the salt shed. Mike believes it would be more cost-effective to do this simultaneously; he thinks the Board should consider placing it up for auction with conditions while the market is still good and interest rates are low. Both Scott and Charyl agreed that it would be worth looking at.

Mike asked if the startup workshop for the wastewater grant had been posted. Charyl explained that it did not need to be published because only Scott was present. Mike questioned when the water startup meeting would be. Judy informed Mike that Horizons Engineering would return to hold an informational sessional at a Select Board's Meeting.

Mike questioned if the Town had deeded the property on Lilac Street and asked about the current status. Judy explained that she hadn't had time to revisit it, but the Board needs to decide whether they want to place it up for sale or auction. Scott will reach out to the auctioneers to see if it can be done at the same time as the old public works garage and firehouse.

A discussion was held relating to the modification of the Floodplain and Shoreland Protection Ordinances.


Charyl noted that the Select Board would have a workshop to review the ambulance, police, and fire budgets on November 22 at 9:00 am.

## Adjournment

Scott motioned to adjourn the meeting at 10:47 am. Charyl seconded the motion, and the vote was affirmative.

The public could participate remotely over Zoom by going to [www.zoom.us](http://www.zoom.us), using the Zoom App on a cellphone, or on a **landline calling 1-646-558-8656 Password: 003948** and entering **Meeting ID: 935 0216 8673 Password: 003948**.

Those wishing to hear the recording of the whole meeting may access it by using this link:  
<https://www.youtube.com/channel/UCxMH7OFC8H3KqBhYHsBr53g>

  
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Charyl Reardon, Chairman  
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Scott Rice  
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R. Gil Rand

November 29, 2022  
Date