

# TOWN OF DANBURY - Board of Selectmen

## Meeting Minutes

Wednesday , July 11, 2018 6:00 pm

### Members Present:

James Phelps

Jessica Hatch

### Not Present

Lyn England

Administrative Assistant

Karen Padgett

### Appointments -

**Linda Higbee between 6:15 and 6:45**

**Bill Gealy**

### CHECKS/APPLICATIONS/SIGNATURES

- **Payroll and accounts payable** were signed.
- Jim made a motion to approve the minutes of 6/26 as amended, seconded by Jessica. Motion passed.
- Abatement 2018-05 for the previously granted tax deferral on property 416-015 was reviewed. Jim made a motion to approve abatement 2018-05 in the amount of \$4977.48. Motion was seconded by Jessica. Motion carried.
- Jim made a motion to sign a veteran's credit application for the owner of 409-026. Motion seconded by Jessica. Motion passed. This credit will not go into effect until 2019 as it was not filed by April 1 of this tax year.
- The contract with JSJ Auctioneers for the public auction of 2 properties on Lilac Lane was reviewed. Because of costs that could be incurred if the town withdraws either of the properties before the auction, Jim suggested that the contract not be signed until the deadline for former owners' right to repurchase the property has passed. Karen will contact Jay St. Jean to relay this information and see if it's a problem. Jessica reported that she and Lyn had visited the property on Lilac Lane. Because of the limited parking, Jessica suggested that the auction not be held on site. Jim suggested a police presence on the day of the auction. He will go and take a look at the property and perhaps take care of some of the grown up brush around the house.

### Bill Gealy

Mr. Gealy came in to discuss the possible repurchase of the property at 9 Lilac Lane. This property was deeded to the town by tax deed on May 5, 2016. He was previously advised by his legal counsel that should he repurchase the property within a three year and 1 day time frame, the previous mortgage holder could pursue him for the balance of the mortgage. Jim stated that the property is in a state of disrepair and going downhill fast. It is up to the Board of Selectmen to protect the Town's interest by selling it and getting what we can of what's owed on it in taxes and interest. The longer we wait, the less chance we have to recover anything. The property will be sold at absolute auction on October 13 with no minimum and the buyer paying a 10% premium for the auctioneer. Mr. Gealy is going to check with his attorney. He indicated that it puts him in a hard position and is really disappointing. Jessica stated that she and Lyn England visited the property. The back door of the house is wide open and the outside stairs and deck are all rotted out. He has another couple of weeks to decide on the repurchase and let the Board know of his intentions.

### Linda Higbee, Library Trustee

The Trustees have been working on written policies in order to make procedures clear for future trustees. She drafted a memorandum of understanding between the Board of Selectmen and the Library Trustees that clarifies responsibilities. The draft document was reviewed by the Board of Selectmen. Linda will add language that covers building maintenance responsibilities. Jim said it could be added that the Town assumes responsibilities for exterior maintenance and the mechanicals (heat, light, etc.).

Linda also wanted to clarify that they are still in conversation with Consolidated Communications for an easement or right of way to alleviate the parking problem. A driveway to the east of the Library is no longer an option because it would go over the septic. However, the Trustees continue to pursue the possibility of a driveway on the west side. This option will require a right of way over Consolidated Communication's property in the back for a turn around. The Board expressed appreciation for her efforts.

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## OLD BUSINESS

- The Board of the Danbury Community Center requested a changed to the previously approved lease agreement. The agreement stated that the DCC would be used as a community center for "low and moderate income persons" for the duration of the lease. They would like the qualifier "low and moderate income persons" removed. Jim made a motion to approve the lease agreement with the Danbury Community Center as amended, seconded by Jessica. Motion passed.
- Only one quote was received for the siding replacement at the fire station. The base amount was for \$21,300 which does not include trim work. Trim work options came in at additional cost that would put the project over the voted amount of \$25,000. Jim suggested that the trim work could be done next year. Jessica said that we had promised the voters that the siding would be done, so it should be done. Jim made a motion to award the siding contract to Winni Construction in the amount of \$21,300. Motion was seconded by Jessica. Motion passed. Karen will contact Winni Construction
- The former owner of 79 Ragged Mountain Road once again expressed an interest in repurchasing the property. Mr. Fiore asked for an updated amount needed, and if the Board would consider a lesser amount or a payment agreement. An amount less than what is currently owed would not be accepted. A payment agreement would be acceptable, according to both Selectmen present, as long as it is paid in full by the 3 years from the deeding date.
- After receiving and reading through the contract sent by Hannah Smith at Standard Power for electric supply, it appears that the group net metering program she proposed would not be a good alternative for the town. The way the program works, the rate would be the default Eversource rate and Standard Power would reimburse the town quarterly for the difference between the Eversource rate and 8 cents. In essence, we would be paying more for the electric supply. Similar to the used highway equipment issue, the quarterly reimbursement checks could not be used to offset the electricity budget lines, but would go back into the general fund. Hannah provided an alternative through Direct Energy at 8.25 cents per KwH. Eversource rates go up to 9.412 cents per KwH in August. Jim made a motion to sign the 12 month contract with Direct Energy for electric supply. Motion was seconded by Jessica and contract was signed.
- FEMA representative Marc Appolloni will be meeting Friday 7/13 9:30 at the Town Hall with Karen Padgett and Road Agent Cornell to go over what documentation is still needed for the 10/29/17 flooding incident.

## HIGHWAY

- A list of repairs done by New England Kenworth under warranty on new truck was reviewed. This work should all be covered under warranty.
- Reed Truck Services will pay outright for the used equipment instead of trading for service. Jessica made a motion to sell the used equipment to Reed Truck Services for the amounts previously discussed, seconded by Jim. Motion carried.
- The Highway crew completed culvert work at on Bohonnan Rd near Anne Chandler's house. This should alleviate the problem of water flowing over the road.
- Two of the highway trucks are still at Reeds Truck Services for repair. Some of the work has been completed.
- Road Agent Cornell was upset that Evans fuel filled the tank with regular gas before the premium was used up. Evans has an option to get ethanol free fuel that they use for the small equipment. Evans will issue a fuel card that can be used at an Evans location that carries ethanol free fuel.
- He will be closing down portions of North Road to replace 1 culvert a day.

## NEW BUSINESS

- Cindy Perkins sent over her recommendations for the two abatement requests that were received for 2017 taxes. The Board reviewed the recommendations.
  1. Tuttle 6 Jackson Ridge- granted - changed from \$153,560 to \$149, 460. Karen prepared an abatement refund with interest if approved. Jim made a motion to approve the abatement as

recommended, seconded by Jessica. Motion passed.

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2. It was recommended by the assessor that the abatement for Mat McCabe of 129 Forbes Mtn Road be denied.

Jim made a motion to deny the abatement application for Matthew McCabe based on the recommendation of Cindy Perkins of Commerford Nieder Perkins. Motion was seconded by Jessica and passed.

- Pemi River Fuels is offering special fuel pricing to town employees. The Board did not have an issue with this as long as Selectboard members do not participate. Karen will distribute the information with paychecks.
- The Board reviewed a list of properties eligible for tax deeding submitted by Tax Collector Tricia Taylor. Notices to property owners will be sent out shortly.

## SELECTMEN ITEMS

- The Boston Post Cane will be presented to Ed Roche at 6pm on Wednesday, July 25.
- Jessica was approached about the tax documents needed for the property tax exemption on the American Legion Hall. No documents were received by Mr. Colby who was making the inquiry. The last know commander was Dan Phelps, but no meetings have been held to elect a new commander. There is no commander right now. Jim said that at present, no one is taking responsibility for the building. The Grange uses it for storage. Another of his concerns is that with no active American Legion, the state Legion could get control of the building.
- Jessica asked if Karen was ever paid the insurance buyout before getting on the town insurance. She was not. At the time she was told that the town no longer does that. She is not concerned about it at this point, as it was three years ago.
- Jessica is concerned that Chief Suckling is not aware of the town's rules on campers as a residence. At the last Planning Board meeting, Jim brought up the issue of people living in campers/travel trailers as a residence. The LUZO is ambiguous about this and the Planning Board members had varying opinions on the matter. He told the Planning Board that trying to interpret the LUZO is often difficult and feels that any changes will have to be proposed by the Selectboard to the Planning Board for review. The final approval is by town meeting vote. Another issue for the Planning Board is the Accessory Dwelling Unit rules that are not currently addressed.

## AA

- Response letter written to Charlie Robinson re ADU
- Quarterly 941 form submitted
- Quarterly New Hampshire Employment Security reporting completed
- The data collectors for the assessors have started measuring properties for the cyclical assessing. Karen will post something on the website to let townspeople know.
- G&K/Cintas has instituted a 10% price increase. Karen spoke with them to dispute this as it is not in compliance with our contract with them. The increase was reduced to 5% and no other increases will be instituted until July of 2019.

## FYI

- Trudel -Solid Waste Class Scheduled
- Letter for residents of 47 Dunlap Road regarding zoning - needed because Eversource said it was commercial property and have been charging commercial rates. They are purchasing the property from Ragged.
- No quarterly drug selections for Hwy department - again!
- June property sales
- Richard Matthews Ragged - name change of RMR Pacific to SRK Holdings LLC
- Terry Knowles of NH Charitable Trusts retired
- State Rulemaking change notice regarding modular buildings - comments being accepted
- Recycling article

At 8:20 Jim made a motion to adjourn, seconded by Jessica. Motion passed. Meeting adjourned.  
Respectfully submitted Karen Padgett, Administrative Assistant