

Colebrook Select Board
Selectmen Meeting Minutes
April 14, 2025

Selectboard Members: Greg Placy, Sue Collins, and Ray Gorman

Staff: Tim Stevens & Heidi Lawton

Other: Susie Nash & Jimmy Jeffers

Hearing of the Public: John Cotnoir's Status: Tim has talked with Susie and Jimmy about the situation. Melanie is currently working on two documents, one that says the town is going forward with taking the property and the other is the waiver saying we are not going to take the property. Sue said, "The property has no land, correct?" Tim said, "Correct, it is just the trailer." Tim is in talking with Jimmy and Susie, they have requested that we abate the tax bills that are due on the trailer and if we take the property, they will allow us a certain amount of time to attempt to sell the trailer with the understanding that it has to be moved when it is sold. Also, Jimmy and Susie said they would not be charging us rent during that time for it to be there and that if it does not sell, they would do the demo on it at no cost to the town, and that they would demo it and not keep it for profit. Tim said he will bring it to legal counsel and have them draw something up and they will sign it, with those conditions. Sue asked how much the taxes were, and Tim did not have that amount. Susie said, "it is for six years." Sue explained that it would have been worth it for the town, if the land came with it. Susie said, "that shouldn't matter." Greg asked if the trailer was worthy to move and live in. Susie said, "yes if someone wanted to move it, it could be lived in." Jimmy said, "to be honest with you I bought it years ago and have not been in it, but someone said he just put new floors in, to be honest I don't know if it is movable or not." Sue asked if John Cotnoir was still living in the trailer. Jimmy and Susie both said yes. Sue said he would have to be evicted. Tim explained that is all part of the process. Tim explained that John could come down now and pay the taxes on the trailer, which are from 2019. But he has ignored all communication with the town. Susie has gone through the process before. Susie wanted to know when the letter was going out to John Cotnoir, Tim said this week. Susie asked if Jimmy could get a copy of the letter, Tim thinks yes, but is not sure. The board thinks because Jimmy is the property owner, he can get a copy of the letter. Tim will check to make sure. Susie expressed to the board that she thinks if this was her house or Jimmy's house the town would have taken it well before six years of them paying their taxes. Sue and Greg explained that the town has to follow state statutes on how to do this. Discussion ensued. Susie and Jimmy left the meeting.

Regular Agenda:

- A. Review and approval of Minutes of 3/31/25. The minutes for 3/31/25 have not been done yet, as Heidi was on vacation. They will be ready for the next meeting.

B. Review and Sign Payroll and Disbursement Manifests: The Selectmen reviewed completed payrolls and disbursement manifests and signed them.

C. Town Manager's Report:

-Tim brought in two nominations for positions:

Library Board of Trustees: Tanya Young

Planning Board Alternate Member: Ron Patterson

Tim will bring in the forms for the board to sign after they are sworn in if the board agrees with these. The board agreed with these nominations.

-Water Well Project: Tim got in touch with NH DES, not Rene Pelletier, but another person that handles all of this. Tim talked about the bullet points of the discussion. Tim also reached out to Jamie Emery to find out when the results of the first test would be back. Tim asked, "can the town elect to do just one testing and not go forward with the other one, if the town decides to?" The man from NH DES said yes, the town can, NH DES does not require two tests, if you wanted to just do one, you can although there are some risks that come along with it. The first is that the property is close to the lagoons and the other is there are a lot more property owners so there will be easements with all those properties, compared to two down at the other location. The other factor is there used to be a landfill there, but any contamination would come up on testing. Finally, the well that was tested is about a third of the cost of the other well. If you don't go forward with the other one, based on the original test that was already done on it, that test is good for 4 to 5 years. The Town has about 3 years left on the first one so if something were to go bad with this, we could still move forward within 3 years without having to retest what we have already done. Sue said, "as far as the site is concerned, I feel the one behind the hotel is the best site, but two million dollars extra for water lines is huge, so with the 3 year window you are going to get test results in a few days." Tim said, Jamie was going to follow up with NH DES today." Sue said, "those test results are critical to making this decision." Greg said, "unless we make the decision that we accept it if it is good, based on the results."

-Unanticipated Funds: Tim talked to NH DRA and asked them about unanticipated funds and grants, and Colebrook is a RSA 31:95-b town. Which means we do not have to go to Town Meeting to accept any unanticipated funds or grants under \$10,000.00. If it is over \$10,000.00 you only have to have a Public Hearing.

-Main Street Easements: Tim advised that they are still trickling in, he has drawn up a letter today to go out to all the property owners of the easements we have not received back yet to subtly say these easements need to be back before a certain date for the project to move forward. Discussion ensued.

-Homeowner's CO-OP Project: getting ready to start, probably in June.

-65 Colby Street: Tim advised the board that the town shut the water off at this property, due to no payments. We had one of the occupants come in today to pay the \$900.00 fee to pay the water and sewer bills and the \$50.00 turn on fee. Tim also advised the board that there is also going to be an arrest warrant issued for one of the occupants, due to them turning the water back on themselves, which is theft of services. If we need to have the water turned back off, next time it will be disabled. The bill did get paid and a male from the residence came in to say he did not turn the water on, but Tim said he did use water. Tim also called the Health Officer, and she checked with the state and the town needs to go after the homeowner. Tim has talked to the town attorney, and they advised that we need to go after the estate, since the owner is deceased, so the attorney will take care of this and keep Tim notified. Discussion ensued.

-Richard Clark Property: Tim has been getting questions about the property. Tim said, the problem is he talked to legal counsel about what would happen if the town decided to take the property. Legal said, "it could be up to \$40,000.00 for the probate process because he is one of 12 kids, so we would have to find everyone of the kids, 6 of them are deceased so it goes to the next line in the family, then you have to go out to all of them and see if any of them have any interest in the property. Tim asked, what about the \$16,000.00 lien? Legal said, if there is a hazard and the lien holder is responsible for the hazard then they might be a little more willing to waive the lien, if they waive it, there is a nephew interested in it, they just wouldn't work with him on it. Taxes are all paid on the property. Tim talked about a possible hazard mitigation grant to fix it up and make it decent. Discussion ensued.

-Netafy Tower: Tim is working on finding comparables for the Netafy Tower. There weren't just four that we saw, there were about eight of them in the packet. There is one on Keach Road, Gray Road, etc. Tim is going to go take pictures and measurements of these. Greg said, the tower at the landfill that is being assessed is the big one, not the little one. Tim said, the little one is the Netafy Tower. Tim said the gentlemen from Netafy that he talked to said he just put \$20,000.00 into that tower, and another \$10,000.00 into the base it is sitting on. David Brooks just went up and measured it and it is 55 inches (the base). Discussion ensued.

-Taxpayer Interest: Tim received a letter from a taxpayer asking if the town can waive interest on their taxes and water and sewer bills. They have been making monthly payments, but the payments are only taking care of the interest. They currently owe \$28,000.00. Their payment agreement is \$500.00 a month. They also have not paid \$500.00 every month. The board feels that they cannot do this for one taxpayer and not others, it is not fair to other people on payment plans. Greg also brought up the fact that these people are not living in this property, it is a second property. Discussion ensued. The board would like Tim to write them back a letter saying the board is not forgiving interest and they need to pay their back bills up to now by May 15th or the town is taking the property.

-Margaret Crawford Property: Heidi reached out on Facebook to William Crawford's wife asking them to send us a letter saying they don't want his mother's property. Melanie said she had tried to contact him before and heard nothing back. Tim is going to contact legal to see where we go from here. Tim will get the information from Melanie, and he will talk to legal counsel on this.

New Business:

- A. Insurance Letter: Received a letter saying that NH Interlocal Trust is going out of business as of June 30th. This is our insurance company. We need to get ahold of NH HealthTrust to see if they would possibly take us back. Tim will work on this.

Old Business:

- A. Water Rates: The board needs to figure out what they want to do.
- B. Close out of Bear Rock Bridge & NH DOT Claim: The final claim has been submitted to the state.

Tabled/Pending Items:

- A.

For Approval and Signature:

- A. Veteran's Tax Credit:
 - Douglas Dewitt
 - Lauri Dewitt
 - Daniel Eaton
- B. Intent to Cut: Sarah Cummings
- C. Intent to Excavate: Sheldon Gray
- D. Tax Abatement:
 - Donald Dawson/Netafy: Mr. Dawson is saying his tower is assessed too much. He has two other towers that are the same size but assessed as less. The two other towers are in Columbia. Sue thinks that there is a tower at the County that is owned by Netafy.
 - Dan Dagesse: Tim will talk to DRA and see how they want to go about this.
- E. Land Use Change Tax: were waiting on signatures, all signed today.
 - Dennis Bailey & Kevin McKinnon

Sue Collins left the meeting at 1:50pm.

Hearing of the Public and Any Other Business:

-Ray: Where do we stand on DRA and assessing? Tim advised there has not been any further information since the Joe Kenney intervention.

-Greg: Would like to go over the Charitable Exemptions next meeting.

-Ray: Would like to know about the lights we are getting for Main Street. Tim advised they are going to be 80-watt light bulbs instead of 60-watt light bulbs. Not sure if there are going to be signs on them as they are going to be shorter than originally thought. Ray would like a picture and some information about them.

Non-Public Session Under RSA: 91-A:3, II (c): none

Determine Date for Next Meeting: May 12th, 2025, at 1:00pm.

Adjourned: Ray made a motion to adjourn, Greg seconded the motion, motion passed to adjourn meeting. The meeting was adjourned at 1:56pm.

Respectfully submitted,

Heidi Lawton, Administrative Assistant, Town of Colebrook