

Colebrook Select Board
Selectmen Meeting Minutes
March 17, 2025

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

Staff: Tim Stevens & Heidi Lawton

Election of Officers: Sue made a motion to nominate Greg Placy to be the Chairman of the Colebrook Selectboard, Ray seconded, any discussion, Ray said yes. Ray asked Greg as Chairman, “you still speak for the board, correct?” Greg said yes. Ray said if the newspaper calls you, you are you going to speak for the board or are you going to turn it over to Tim? Greg said it would depend on the topic, because if it is an issue with the wastewater plant (for example), Tim knows the answer, I don’t. Tim works for us, Tim manages the town and all the facilities, and all the employees. Sue asked Ray if he had an example of something that he was thinking of. Ray said no, but that six or seven months ago Greg got calls from the newspaper and referred them to Tim. Greg said ninety-nine percent of the time that is the correct thing to do. Ray said to Greg, “if you are going to be the Chairman, then you need to speak for the board.” Ray said, “people are looking for answers from the selectboard.” Tim said, seeing no further discussion, hearing none, we will go ahead and take a vote on the motion to have Greg as Chairman of the Board, all in favor say aye, Sue and Greg said aye. All opposed, none, motion passed.

-Greg asked Ray if he would like to be the Vice-Chairman of the Board, Ray said yes, Sue made a motion for Ray to be Vice Chairman of the Board of Colebrook Selectmen, Greg seconded, motion approved.

-Greg asked the other members if they were keeping their duties on the different boards as assigned. Discussion ensued by Ray regarding the Northern Borders Dispatch Board. Ray asked if Tim could fill in at the different board meetings if the Selectmen are not available. There was also discussion on the 45th and UCVH.

Hearing of the Public: None

Regular Agenda:

- A. Review and approval of Minutes of 2/27/25 & Budget Hearing Minutes. Sue made a motion to approve the minutes of 2/27/25 & Budget Hearing Minutes, Ray seconded, motion passed.
- 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 explained he had sent out all easements and received back nine with signatures. Ray asked about people coming tonight, Tim said yes. Tim has explained the temporary easement to them and answered a lot of their questions.

-Colebrook Homeowners Cooperative is moving forward with their bid for the trailer park. Sue said that all of a sudden, the town has costs. Sue said that the board knew that there were going to be three private residences. Tim said we knew the charge was going to be on them, and since we paid for everyone else's during the project, the agreement was we would do the hookup for the three private residences. Sue asked, as a follow-up to this conversation, this will probably cost around \$12,000 if done by an outside contractor; is there any way that our Water & Sewer and Highway Department can dig those lines and put those in? Greg said that he was sure they could. Greg said, "they probably just need permission from the park first." Tim said we did not need permission as it is the town's curb stop, even though it is going on to private property.

-Wellness Center Meeting: Saturday, March 22 8:30am to 11:30am at the Colebrook School Cafeteria, 27 Dumont St. Please RSVP by March 18th.

-C. N. Brown Letter: Regarding price increase due to tariffs.

-193 Main Street: Tim advised that the water line is still frozen, and Mr. Priolo would like to know what is going to be done about it. They have been calling NH DOT and Matt from DOT has called Tim to say, "What do you want us to do about it?" Discussion ensued. Brian believes the water froze because they had to shut the water off for the Rt. 145 project and when they shut it off, he thinks it set in the pipe and froze and if we hadn't shut the water off, it wouldn't have frozen. Greg said you can't drink potable water through the temporary line to the Priolo property, but there is a certain type of plastic (looks like a garden hose) for potable water, he thinks if we change the pipe to the right kind of pipe and we are feeding everything that needs to be fed, we could continue to run temporary, and he could open his business with that water line. However, if he didn't do that, it would still be temporary because if his line is frozen under the road, did it break? That is what we don't know. Tim said that is what Brian's fear is. Discussion ensued. There was a discussion about if a line could be run to the old Weldon Brooks house in back of the old Thivierge house so that the line didn't show in the front of the restaurant. Tim will look into this.

-Police Cruiser, New & Old Update: Tim advised the board that the old cruiser needed work done to it because it needed to be inspected, not only for use now, but in order to sell it. The other issue with the new one is you can't get the parts to get it ready to put in service. The Chief said some stuff is slowly coming in.

-Test Well on Lynch Road: They tested the well for five days, the test ended last Monday. We have not gotten the results from that test yet. Tim will be reaching out to Jamie Emery again to see if there is a way we can only test one well. Greg said we had it written up to

have two sites tested. Greg said he would come in and call Rene Pelletier with Tim to see what can be done.

-Rt. 145 Project: Project has been completed except for the clean-up, which will be completed once the ground is solid.

-Ray said he saw quite a bit of overtime on the sewer department payroll manifest today, was it to do with that project on Cooper Hill or other stuff? Tim advised it was other stuff. Boudle's Trailer Park had an issue with someone flushing adult diapers down the sewer line. There were tons of those and hand wipes clogging the line. They had a basketball size clog of just handwipes clogging the line. So, Tim told Ray the overtime was a combination of that and the Rt. 145 project. Sue said that there was a notice that was sent out during COVID that told residents not to flush hand wipes, maybe Melanie has it. That could be sent to the residents of Boudle's Mobile Home Park.

New Business:

- A. Water Rates: Tim is going to research this more, will bring it to the next meeting.
- B. Rodney Smith Plowing at the Landfill garage. Tim has not researched this yet. Tim does not know why we are paying him when he is just plowing in front of the building he is renting. Tim asked a bunch of different people that work for the town, and no one knows why he is being paid to plow. David Brooks did not know why either.
- C. Water Well Project: Already had discussion on this.
- D. Close Out of Bear Rock Road Bridge & State DOT Claim: Sue said we need to put in a claim for the Bear Rock Bridge Project. Sue asked for a printout back on March 6th of all the expenses that had been paid on the Bear Rock Project which is like four hundred thirty-nine thousand something and who knows if all the bills are in and then you look at the revenue. There are some weird entries on the revenue printout. It shows where the state sent us a check, but then it says to record state bridge aid AR general journal. How much did we get from the state? We were requesting \$287,132.83, but it is not there, well it was there, then it was reversed out. Sue said we need to talk to Melanie. It is confusing.

Old Business:

- A. IRS Letter: They responded that they have waived the penalty. The Board was relieved to hear this news.
- B. John Cotnoir Status: Tim advised the board that he talked to Jimmy Jeffers, the property owner, and Jimmy said that if the town takes the trailer and he does not have to pay the back taxes on it, he will take care of the trailer himself. If the town were to

abate the six thousand dollars owed in taxes, he would take care of the trailer so the town wouldn't have to. Sue asked, can't we sell it right in place and have the buyer haul it away? Tim said, "if Jimmy allows you to leave it on his property". Sue wanted to know what the trailer is valued at. Tim said, the question is do we want to take control of it and then it is ours and then we have to do something about it, and then we may or may not. Can he charge us lot rent the whole time it is there, until it is sold? Sue is not in favor of abating six thousand dollars and letting Jimmy charge this person rent and letting him stay there. Greg said he would not do that. Sue said to Tim, "have Jimmy put his request in writing, let's look at the property tax card, and we will discuss it at the next meeting." Sue said to Heidi, "I don't want him to then be put up with welfare assistance either." Tim said, "that is what the Town Attorney said, "that he usually advises not to take trailers that are on someone else's property because you absorb the trailer, you absorb the rent, and you might absorb him (the tenant)."

Tabled/Pending Items:

A.

For Approval and Signature:

- A. MS-232: Report of Budget voted at Town Meeting. (Selectmen signed)
- B. Bill Bromage Drive Statement: the Coos Economic Development property is going to be sold, and they want proof of no back taxes and no current use. Sue said there is a whole file on this, and the town is owed \$60,000.00 if that property is ever sold. The file was last in the hands of then-Town Counsel Jonathan Frizzell. (Selectmen signed). Tim said we need to find out what exactly is being sold and Tim will contact Judge Frizzell about the location of the file on this property.
- C. Property Abatement: Kingswood LLC sold to Huntington Jones: \$3,209.00
- D. Water & Sewer Abatements: Lee Parker & Daniel Deering (Selectmen signed)

-Tim explained to the board what happens when someone gets a new endpoint, and the readings are off. When an endpoint is not reading, we take an average of what their past monthly use has been. During that time the meter is still adding up what is actually being used but we are unable to capture it. If the average is 5000 gallons, they are authorized 7480 gallons as the base amount of water for that \$75, we don't know if they used 7480 gallons or 5000 gallons because we don't have the reading, only the average. During that averaging the meter is getting the true reading. If they actually used 7480 for 4 months that we are averaging 5,000 gallons, there are almost 1,000 under the base 7,480 a month that is not getting counted. When the endpoint gets fixed, all those months that were getting metered add up to the final reading at the endpoint. Where we could potentially have thousands of gallons that get added to the first true reading bill. If it had been billed accurately over the past billing cycles it could potentially have been under the 7,480. Therefore, that first bill is enormous, when, if it were spread out amongst all previous bills it would have been under the 7,480 allowable gallons.

Hearing of the Public and Any Other Business:

-Sue asked about the Russell Road issue because Sally Gaynor called her again. Sally had asked about how emergency vehicles would make it up Russell Road if the road was all icy and slippery. Sally said the town has an obligation to keep town roads safe.

-Sue would like the Charitable Exemptions at the next meeting. The board decided to have the next board meeting on March 31st at 5:00pm.

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

Determine Date for Next Meeting: March 31st, 2025, at 5:00pm.

Adjourned: Sue made a motion to adjourn, Ray seconded the motion, motion passed to adjourn meeting. The meeting was adjourned at 5:58pm.

Respectfully submitted,

Heidi Lawton, Administrative Assistant, Town of Colebrook