

Colebrook Select Board
Selectmen Meeting Minutes
April 28, 2025

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

Staff: Tim Stevens & Heidi Lawton

Other: Phil Freudenberger

Hearing of the Public: Phil Freudenberger came to talk to the board about the Memorial Lot and what he recommends for improvements to the lot. Phil would like to put a concrete sidewalk around the monument and fill in the hedges of lilacs along the back so there is no access through the park. Phil asked, “is it mandatory that the municipal parking lot have access through the memorial lot? Tim said, I think it has two purposes, one is a lot of people park over there and come to the Town Office and two a lot of people park over there and go and walk around the park or town. Sue said we had talked about a sidewalk on the edge of the property. Phil is thinking of putting a sidewalk on the parking lot side of the memorial lot near the old Nugent property. The Selectboard went outside to look at the memorial lot and let Phil explain his plan. Discussion ensued outside. The Selectboard agreed with Phil’s plan and Phil is going to move forward with further recommendations.

Regular Agenda:

- A. Review and approval of Minutes of 3/31/25 and 4/14/25. Sue made a motion to accept the minutes of 3/31/25 & 4/14/2025, 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 advised the board that the deed came today from the Coos Registry of Deeds for John Cotnoir’s property. The letter with the opportunity to re-purchase will go out within the next day or two. Tim talked to Jimmy and told him there were certain procedures that we had to follow and that the letter would be going out the next day or so. Jimmy is aware.

-Reservoir Road: Richard Hicks Jr. called and said a couple years ago he was given the option to buy a couple of acres of the town’s property there, he is still interested in doing that, if it is possible. He would be willing to sign an agreement that says at any time the Town wants to buy the property back he would do that. Tim advised Richard that he would take this to the board and bring back an answer. Sue asked how many acres the town’s lot is. The town’s property is Map 112, Lot 002 and it is 6.17 acres. The land value

is \$24,800.00. Copies of the property card and additional information will be discussed at the next meeting.

-Line of Credit: Treasurer Alicia Boire is going to be getting ready to request a line of credit from the bank. Melanie tried to find out how much the Town can take from the various Capital Reserves from Kendra, but Kendra is on vacation. Tim advised the board that the water bills are going out soon. Sue said CMA has filed claims with NH DES, but she is not sure the money has come in yet.

-Main Street Easements: Tim advised the board that he has received 28 back and there are several more that should be coming this week. Some people have had questions that were very vague. One has not returned his call. Tim has been working with Kenny Linsman from Walgreens, he seemed to think he needed to go to corporate Walgreens, and it is changing hands and Tim explained, this easement is totally between the Town and the owner of the property. Greg asked if we had Joey Sweatt's yet, Tim said no, but he is positive, and we should be getting it soon. Consolidated got to Corporate and now they are asking a lot of questions. Tim said, we have been having weekly meetings for over two years now. This is Consolidated's project, their people are doing the work. Hopefully Consolidated gets that this is their project.

-Main Street Lights: Tim explained that these are the Affinity poles (he showed the board a picture), they are 2ft aluminum poles and come with a one-year warranty. The poles they have in Littleton are aluminum with a goose neck on them, we can't use those because they will hang over the street and the tractor trailers would hit them. Tim said our other option would be Spring City Steel; they have steel poles that come with a 25yr warranty. They come with plugins on the poles and hangers for plants. Sue asked who would install them? Tim said that is up to the contractor. Tim showed another picture to the board and explained what the other one would look like. They are more expensive, but last longer. Greg asked what color they would be. Tim said he believed. black. Tim said the only other question he has is, if the town goes with Affinity, they have a 2ft aluminum top extension, Spring City Steel is a 4ft aluminum top extension. The other thing with Affinity is it is not white spotted bat compliant, and where this is a federal project, Tim is not sure they would be in compliance. The other poles are bat compliant. Sue asked if Tim knew if the steel poles were dark sky compliant. Tim said yes. The consensus was to pursue spring City Steel poles.

-Test Well: Tim explained that the results are in from the test well, Jamie wants to talk with the board. Jamie thinks everything looks good as far as quality, he just has to analyze them a little bit more. Sue asked about the volume. Tim said the final pumping rate was 300 gallons per minute. 432,000 gallons per day. Greg said, and we use less than 300,000 per day.

-Harvey Swell Bridge Project: Tim said he received good information on this project. NH DOT contacted Tim and said it is sitting at the Commissioner's office right now and they

are not happy because they are saying this should be exactly what the ARM is for. If they want an open bottom, and they are changing it in the last stride of the project, and they want to make it more aquatic friendly, they need to take ARM Funds and pay for all the changes, including the town's portion because that is not what the town agreed to. The NH DOT's Commissioner is going to NH DES and saying that, that is what NH DES should be paying for, if you are changing the rules mid-string. Greg wanted to know who pays for the design we have already done. Sue asked what ARM was and Greg said the Aquatic Resource Mediation. Ray asked, does this get rid of the fine? Tim said, yes, they are using the pot of money for that purpose, NH DOT is trying to get this done, as NH DES is changing the rules. Greg said, the town has to be careful that the town's portion doesn't go up. Tim said, ARM should cover the town's portion of anything that needs to be paid. Tim said if it goes to open bottom bridge, our portion is \$300,000.00.

-Phil Freundenberger entered the meeting at 5:26pm. (see minutes above)

-Golf Links Road: Ed Birsson from the Balsams called Tim because he wants Golf Links Road. Golf Links Road is a state road, but they do not want it. The state cannot give the road to The Balsams, they can only give it to a town or the County. Tim said that the town can take it, and if we do the Balsams would agree to maintain it and at the next annual meeting the town can make a motion to close it or discontinue it, and they would take it. Sue said we need to look at our warrant from a couple of years ago. Greg said Sue is right. Sue said we have permission to turn it over. Greg believes we have turned over a part of the road, but not all of it yet. We are going to look at the wording in our warrant article from that time. Ray said, Ed Brisson is coming to the next Selectmen's Meeting to talk to the Selectmen.

-Insurance: We have some quotes in already and are expecting one more this week. Tim said the Gorham Town Manger is supposed to be sending us some information as well. Ray said to call the County and talk to Morgan Deblois about what they are doing and who they may be using. Heidi will call them. Ray wants this done ASAP, we cannot wait. The Board agreed to call an emergency meeting on this issue as soon as the town office has all the information needed to replace the current health plan that is terminating on June 30th.

-Netafy Tower: Tim is working on comparables still.

New Business:

- A. Aldrich Road: Tim and Heidi have a meeting coming up with FEMA & HEB to see where we stand with this project.
- B. Solar Town Hall Project: Tim advised that everything is approved. We are waiting to hear from the Department of Energy. The Department of Energy had to someone to work on The Davis-Bacon Act, and also a technical person. The technical person will be in contact soon to come and inspect the building. Greg asked why this project is

different than the other Solar Project down at the Highway garage. Tim said because this project is through the Department of Energy and the other one was through USDA. Sue asked, do we need the inverter? Tim says he believes we don't. All the parts are being ordered.

Old Business:

- A. Water Rates: The board needs to figure out what they want to do. Sue is to study the financials and make a recommendation.

Tabled/Pending Items:

- A.

For Approval and Signature:

- A. Veteran's Tax Credit: Creed Hawes-Cooney
- B. Land Use Change Tax Warrant: Dennis Bailey & Kevin McKinnon
- C. Intent to Excavate: Raoul Riendeau, Duane Call & Kevin McKinnon
- D. Town Clerk Dog License: Selectmen to review the lists.
- E. Oath of Offices: waiting on signatures, all signed today.

-Ron Patterson & Tanya Young

Hearing of the Public and Any Other Business:

-Greg: Margaret Crawford property, where is this at? Tim said there is a time limit on when the information was sent out and if you don't ever hear back from them, Tim says it is three years. Melanie has been trying to locate William Crawford to give him the chance to sign off and Greg says he will never do it. Greg says it must be close to the three years. Greg thinks sometime this year is the three years. Greg wants the property taken, the board agrees.

-Sue: We need to transfer \$25,000.00 to the heavy equipment fund for the sale of the truck last year, in accordance with the 2025 warrant article, but if we are short on cash, this can wait.

-Sue: On the Alarm System Ordinance, we need to tweak it a little, don't we? Tim said that it depends on if the board decides to go forward with the Fire Chief's recommendation on who needs lock boxes. Sue had some information about lock boxes that she got from Florida that we could use. Tim said we need to know if the Fire Department requires one, who is going to buy it? Greg said the way it is now, if the Fire Department wants someone to have one, the homeowner

has to buy it. Tim's idea is if the Fire Department installs them, they can set the code. The person would pay the Fire Department. Discussion ensued.

-Sue: asked if the Sand & Gravel bids went out? Yes, Dottie put the ad in the Chronicle.

-Sue: Is the new Police Cruiser in service yet? Tim advised that some parts have come in, but not all yet.

-Sue: Have you heard anything about Dan Dagesse's Abatement for Colebrook Academy? Tim said we can use an appraiser if the property was appraised, which it was by a company. If the board decides to use that company, they can but we need to make sure we document that it is appraised. Maybe we can ask Dan Dagesse to pay for the Town to get another appraisal. The building was assessed at \$1.4 million and Mr. Dagesse paid \$275,000.00 for it. The school sold it for \$500,000.00, but it has received a bunch of damage since then, with the water pipes freezing and all that. It sold three times. Discussion ensued. The board advised Tim to go forward with asking Mr. Dagesse to pay for another appraisal.

-Sue: Financial Statements, Sue reviewed the report from Cohos Advisor's and is very concerned about work that is not getting done. Bank reconciliation from January, February, etc. Not all 2024 reconciliations are done yet. Tim advised that we have made a little progress, Heidi advised that Melanie has completed January and February.

-Sue: Asked about Kearsarge, Tim said they are moving forward.

-Ray: How are we doing with getting an Assessor? Tim said he has talked to the town Attorney and the Attorney suggested sending out the RFP's one more time and giving them a month to respond. Heidi sent them all out again last week and so far, nothing has come in.

-Ray: asked about town welfare and why we are paying the Black Bear for someone to stay there. Heidi explained the situation with no names mentioned, and how they are going to pay back the town.

-Ray: Ray went down to the Transfer Station the other day and the cardboard building was overloaded and spilling out on the sides. Ray said David Bunnell was very upset when Ray talked to him, David said people don't listen to him down there. Ray explained that they were there to help him. The board would like Tim to talk to him.

-Greg: there is a tree down on the North Well's site.

-Tim: legal said that the Edwards Street property for Shallow River is considered an institution and they are not making a profit, so it is a charitable exemption.

-Sue; asked about the Brewery Building sale and getting the town's original investment back. CEDC needs to pay the town.

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

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

Adjourned: Sue made a motion to adjourn, Ray seconded the motion, motion passed to adjourn meeting. The meeting was adjourned at 7:04pm.

Respectfully submitted,

Heidi Lawton, Administrative Assistant, Town of Colebrook