

**Colebrook Select Board**  
**Selectmen Meeting Minutes**  
**January 26, 2026**

Selectboard Members: Greg Placy, Sue Collins (arrived late) & Ray Gorman

Staff: Tim Stevens & Heidi Lawton

Meeting Start Time: 1:25pm, due to Projects Meeting going over.

**Roll Call & Pledge of Allegiance**

**Hearing of the Public:** None

**Regular Agenda:**

- A. Review and approval of the Minutes of 1/12/26. Greg made a motion to approve the minutes of 1/12/26, Ray seconded the motion, motion passed, all approved.
- B. Review and Sign Payroll and Disbursement Manifests: The Selectmen reviewed completed payrolls and disbursement manifests and signed them.
- C. Town Manager's Report:

-Backhoe Lease: Tim checked on some banks; Bangor Bank has a 5.1%, plus they have a bond fee that goes with it, Mascoma Bank was 5.4%, one of the leasing companies gave us 4.99%, and they do a lot of work in New Hampshire, and in New Hampshire leasing you are required to have a non-appropriations leasing clause, and so that is part of the agreement. It is fully warranted and at the end of it the town can purchase it for a dollar.

-Margaret Crawford Property: Tim said, "after three years you can tax deed a property, however, when someone purchases it, they can not get Title Insurance until ten years have passed, without a release of the property." Tim has been working with the Buyer of the property, and he is totally understanding, he just wants to be able to get Title Insurance, because if he sells it, the other person won't be able to get the Title Insurance either. Tim reached out to Woody Crawford who then reached out to William Crawford to get him to sign off. William said, "I have no problem signing off a release so long as it is not convoluted, it is cut and dry, when I say I want nothing to do with it, I mean I want nothing to do with it." "Nothing can come back on me whatsoever." Tim has talked to the Town Attorney, and he has the Title Release and Cover Letter to go with it, explaining what it is, and it is getting ready to be sent out today. Greg said, "please make sure we have a copy of that and so does Woody." Tim said, "John Strickland won the bid, and he is who I have been talking to, and he decided to go ahead and purchase it as long as this was in motion." Tim advised we have pushed out the closing date and it will just keep getting pushed out until we get that document back, then we can close immediately.

-SCADA System: Tim advised that a temporary SCADA system was installed the other day, because the other one was not working and alarms were going off. The Town still does not have an itemized price yet for the 2026 budget.

-Judge Cobb Memorial: Louise Cobb called Tim and The NH Black Heritage Trail Foundation reached out to Louise and said they would pay 50% of a monument to be put up to honor Judge Cobb, who served 13 years in Colebrook and is the only African American Judge in New Hampshire's history, even today. Louise was wondering if the monument could go across the street in the Memorial Lot, and the monument would look like the one for Judge Bunnell, Dennis Joos, and Troopers Scott Phillips and Les Lord. The monument would be the same size as theirs and have a picture of Judge Cobb on it and wording about him. Ray asked, "what is the cost to the town?" Tim said, "it would not cost the town anything. The family will pay the other 50%. Greg said, "to let Barbara Lynch know because she is the Legion Commander and The Troopers Association."

Cruiser Sale: Tim advised that the cruiser has sold for \$5,500.00. We were unable to find the title for it, so we are just waiting for the replacement title to come in.

Assessing: The USPAP report will be ready on February 26<sup>th</sup>, 2026. That is the report that the Assessors have to get out to us. They were hoping to be done sooner than this, but because of the extent of what they did and the time it took, plus all their other work outside of Colebrook, it won't be ready until then. Ray asked, what is our final cost with them?" Tim said, "we do not know yet because they are still working on everything." Tim believes we are all paid up for 2025, we just need to pay from January forward. Discussion ensued.

Water & Sewer Rates Public Hearing: Wednesday, April 1, 2026, at 6:00pm.

**New Business:**

- A. Assessing Moving Forward: Tim did reach out to DRA about the cyclical assessment, and it is not: you do a quarter, you do a quarter and then you are done, you still have to do the revaluation at the end, but all the statistical information is updated because it has been done those four years prior to. Greg asked, "so they don't use the new numbers mixed in with the old numbers and have a different adjustment then, you use the same adjustment all along. Tim said, "that is correct." Tim said, "on the fifth year or revaluation year, they take the new numbers and bring the other numbers up to match the current year's numbers, that way there is no equalization issue, three years prior to that." Ray said, "so nothing changes between revaluations except the numbers are recorded of what has changed?" Discussion ensued. For the next meeting the board would like a list of all Town Properties.
- B. Stonegarden 2025 Grant Application: Sue made a motion to authorize Chief Paul Rella and/or Town Manager, Tim Stevens to sign the Stonegarden Grant Agreement for 2025 in the amount of \$39,860.00 for Operation Stonegarden, Ray seconded the motion, all agreed, motion passed.

**Old Business:**

- A. Reservoir Road Property Offer from Richard Hicks: No update
- B. Aldrich Road Update: No update.
- C. Status of APP Glove Formula: No update
- D. Water Wells: No update.
- E. Congresswoman Goodlander on the question of loan forgiveness for the north wells: No update.
- F. Status of UV Building Claims: No update.
- G. Status of Water Disconnects: No update
- H. Status of Tax Deeding: Tim advised that there are three properties that we want to Tax Deed right now. Scott & Heather Cole, 65 Colby Street, and Martha Laramée. Tim said, “Martha Laramée just paid off her 2022 bill, so we can’t do anything until it is time to tax deed for 2023. Tim said, “we are not going to make phone calls, we are going to tax deed, like we have in the past.” Scott & Heather Cole have paid some of what they owe on 2022, almost the entire bill, they have a couple thousand left to pay off the 2022 bill. Tim said, “I advised Melanie that we need to reach out to them and tell them we tax deeding that property, so if they want to pay it all off, they can but we are tax deeding it.” 65 Colby Street, but Melanie just needs to reach out to make sure that now that we own it, it is ours and we can move forward. Ray said, “can you repeat what you said about 65 Colby Street, Tim did. Discussion ensued.

**Tabled/Pending Items:** None

**For Approval and Signature**

- a. Veteran’s Tax Credit: Hannah Campbell signed
- b. Veteran’s Tax Credit: Adam Mules, denied, he lives in MA.
- c. Intent to Cut: Kevin McKinnon signed
- d. Property Abatement:
- e. Contract for CAI: signed

\*Sue entered the meeting at 2:10pm.

**Hearing of the Public and Any Other Business:**

-Ray wants to know the increase for the budget. Discussion ensued on percentage and money. The board does not recommend passage of the Library Warrant Article 12.

-Sue mentioned that the town got back half the money that we paid to NH Interlocal Trust last summer. The Town got back \$5,697.00

-Ray: I wanted to know what the insurance rate difference was for this year. Heidi will get this for the board.

-Ray: explained that he has been in touch with Ben from Senator Hassan's office and Northern Borders Dispatch lost out on a Congressional Spending Grant a year ago, it was for \$210,000.00. Ray talked to Ben to see if dispatch can be put back on the list, and they did get put back on. Dispatch does not have to go through the process of competing against other people this year, if this goes through.

-Sue: asked if we have gotten the assessing laptop back yet? Tim believes we have received it back.

-Water Readings: Sue asked if water bills had gone out yet? Tim said, no we are waiting on some water reads to be done. Greg said the board needs to make a motion to have the reads done by the tenth of the month and the water bills will be out by the following week. Ray made a motion that the water meters shall be read by the 10<sup>th</sup> of the month following each Quarter and the Water Bills should be mailed out by the 17<sup>th</sup> of the month, Sue seconded the motion, everyone agreed, motion passed. Sue asked if the Badger/Stiles Bills have been paid. Heidi said Melanie paid the Badger Bill because the invoices were already in the system. The Stiles bill still needs to be paid.

-Sue mentioned that with the 250<sup>th</sup> Anniversary of America is this July and Sue has asked Yeti Yard Man for a quote to pressure wash the Town Office Building. She received a quote for \$2,250.00.

-Sue worked all weekend on CMA Project 1301, this includes sludge removal, wastewater treatment plant upgrade, planning grant, and the UV Building System (Phase 40). Melanie is doing a good job of documenting everything. CMA sends their bills to NH DES, and then NH DES pays us right away. We have a lot of outstanding North Country Council invoices. Sue asked if Melanie has asked for reimbursement recently? Heidi said yes, about a month ago and she is waiting on Michelle Morin-Gray to send us a check. We need to be better at billing. Sue asked, "do we have a contract with CMA for the water well project?" Tim said, "yes."

**Non-Public Session Under RSA: 91-A:3 II (a), (b) & (c):** None

**Determine Date for Next Meeting:** Selectmen's Meeting Monday, February 9, 2026, at 1:00pm.

-Selectmen's Meeting: Tuesday, March 3, 2026, at 1:00pm.

-Town Meeting: March 10, 2026, at 7:00pm

-Selectmen's Meeting: Monday, March 9, 2026, at 1:00pm

-Selectmen's Meeting: Monday, March 23, 2026, at 5:00pm

-Selectmen's Meeting: Monday, April 27, 2026, at 5:00pm

**Adjourned:** Sue made a motion to adjourn, Ray seconded the motion, motion passed to adjourn meeting. The meeting was adjourned at 3:20pm.

Respectfully submitted,

*Heidi Lawton*

Heidi Lawton, Administrative Assistant, Town of Colebrook