

Colebrook Select Board
Selectmen Meeting Minutes
April 1, 2026

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

Staff: Tim Stevens.

Absent: Heidi Lawton

Members of the Public: None

Meeting Start Time: 5:00pm

Roll Call & Pledge of Allegiance

Hearing of the Public:

- a. None

Regular Agenda:

- A. Sewer Bid Opening: Selectmen would like more information on this.
- B. Discussion on when meetings are and if the Selectmen can make them or not. They would like more notice so they can possibly make it to these weekly construction meetings. Discussion ensued on what will be done on Main Street by Moose Festival.
- C. Review and approval of the Minutes of 3/23/26. Sue made a motion to approve the minutes of 3/23/26, Ray seconded the motion, motion passed, all approved.
- D. Review and Sign Payroll and Disbursement Manifests: The Selectmen reviewed completed payrolls and disbursement manifests and signed them.
- E. Town Manager's Report:
 - Tim would like a motion from the board to approve the TAN in the amount of \$750,000.00. Sue made a motion to authorize the Treasurer to borrow tax anticipation notes up to \$750,000.00 as cash is needed, Ray seconded the motion, Greg agreed, motion passed.
 - The board asked if any of the reimbursements have been made to get money the town is owed from different agencies. Tim said that Melanie put in a reimbursement for over \$200,000.00 last week. Sue said, "it should be more than that." Tim wasn't positive on the amount and Melanie was out sick today, so he could not ask her.

-Tim advised the board that the Terrastar was sold for \$10,000.00. Sue asked, "to who" Tim could not think of the person's name, but said they were from Pittsburg. We already have received the check.

-Harvey Swell Contract: Was awarded and sent to the state, we should be getting a letter this week. Tim talked to an individual from Errol about the contract and advised that he cannot give out information until it is awarded. He did tell the person that they were the low bidder at the bid, but when they calculated the numbers, you were not the lowest bidder. Sue said, "once the contract is awarded, we can claim 40% correct, that is how it happened for Bear Rock." The board was not sure, but they also thought we could request monthly reimbursements. Sue said, "so far we have paid \$197,769.00 for Harvey Swell, so as soon as we can send a bill, we need to."

-Land Use Change Tax & Supplemental Tax Bills: Tim advised bills went out last week for these. Sue asked if Dickie Hicks had been given Phil's phone number so he could call him at DRA. Heidi was supposed to get it for him. Tim pulled the Town of Colebrook's deed for Reservoir Road, and it does say "the within property is conveyed upon the condition and nature of the covenant running with the land, that said property is to be used by said Town of Colebrook for purposes of water reservoir only." This is probably why it got denied last time. This was by Hazel Jordan. Greg advised Tim to let Dickie know that.

-Meal Rate: Tim has some information for the board to look at, he will get it when they have a break.

-April 27th: The board has a Water Rates Public Hearing, but Tim advised they also need to have the CO-OP mid-project Public Hearing that same day. Tim will have Dottie advertise it. Greg asked about the rate increase, Sue has made a spreadsheet of all the gains and losses for this. Tim advised the only thing that Velvet could not get was the hourly benefit rates for the town employees because Melanie was out sick. She will get them as soon as Melanie is back. Sue wanted to know about the PA Hicks bill for \$7,468.00, Tim advised that they had to keep getting parts. Tim advised that this bill may not have been processed yet. Discussion ensued.

- Jeffers Trailer: Chief Woodard called Tim and said they will be burning the trailer for training purposes this month.

-Landfill Abutters: Tim advised that one of the abatements that we will be going over today is for Michael Knight and they put in a 10% reduction in that. Phil Bodwell from NH DRA told Tim to let the board know that obviously the choice is theirs, but it is very common for abutters of landfills to get a 10% reduction, due to the proximity of their property to the landfill. DRA recommended the 10% reduction on this property. Greg asked Tim to ask Phil what the distance is from the landfill that this is recommended for.

-Dagesse Abatement: Tim advised that Mr. Dagesse paid taxes on a 1.4 million dollar building. The assessment came back at \$638,800.00; the appeal was for a market value of

\$275,000.00, they agreed to the amount of the new assessment. In talking to Phil Bodwell from NH DRA and legal counsel, because they submitted an abatement for 2024 taxes as well, the amount should be included to what that assessment would have been, in that era. The board agreed on the value of the new assessment. The board signed the abatement.

Non-Public Session Under RSA: 91-A:3 II (i):

Ray made a motion to go into Non-Public Session under RSA: 91-A: 3 II (i).

- Consideration of matters relating to the preparation for and the carrying out of emergency functions, including training to carry out such functions, developed by local or state officials that are directly intended to thwart a deliberate act that is intended to result in widespread severe damage to property or widespread injury or loss of life.

Sue seconded the motion. Motion to enter non-public session was approved by a roll call vote:

Sue Collins YES

Ray Gorman YES

Greg Placy YES

The board entered non-public session at 5:25pm. Tim Stevens was present with the select board during the non-public session.

Sue made a motion to exit Non-Public Session at 5:34pm, Ray seconded the motion. The motion to exit non-public session was approved by a roll call vote.

Sue Collins YES

Ray Gorman YES

Greg Placy YES

Sue made a motion to seal the Non-Public minutes of 4/1/26, Ray seconded the motion to seal the Non-Public minutes of 4/1/26. The motion to seal the minutes of 4/1/26 were approved by a roll call vote:

Sue Collins YES

Ray Gorman YES

Greg Placy YES

The board returned to public session at 5:35pm.

Back to Town Manager's Report:

-Tim talked to the board about the employee's meal reimbursement for the town. He took the information from our current personnel policy and just changed some wording and numbers. Tim gave the board the new information for them to look at. Sue made a motion to amend the Town of Colebrook Personnel Policy Handbook with the policy on meal reimbursement to \$20.00 on a travel day consisting of 8 hours, \$35.00 on a travel day over 8 hours, and \$50.00 on a stay over days, Ray seconded the motion, Greg agreed, motion passed.

-Coos County Nursing Home: Tim asked the board what would be happening to the jail if the Nursing Home is moved to Colebrook. Sue said, "that is premature for us to talk about." Ray said, "nothing has been decided completely decided yet, it is still being negotiated." Tim said, "something we as a town need to consider is if that jail moves, when we have to transport, which now we are holding twice as many as we did before the new change in bail, is if someone does a night time arrest and they either have to drive to Berlin or Grafton, are we leaving the town uncovered or are we calling someone in for overtime for four to six hours? Once they are there, we are talking interviews, the trip down and back. There are a lot of things that the town needs to consider, because that is going to hit our police budget hard. Sue said, "there isn't going to be a new Nursing Home built for at least two to three years." Ray said, "probably two years." Ray said, "the county sheriff's need to do a certain part here to." Ray will definitely bring this up at the next meeting and he wants the jobs to stay in the area. Discussion ensued.

New Business:

- A. North Country Community Rec Center Agreement Status: Tim advised the board that it has been signed, and he will get the board copies.
- B. Bear Rock Bridge Capital Reserve Withdrawal: Sue said from the town's Capital Reserve, we are due \$38,966.71. It comes out of the Capital Reserve and goes into the General Fund.
- C. Harvey Swell Construction Bids (If back from NHDOT): They are not back from NH DOT yet. Sue would like to see the bids; Tim will get her copies. The Town is waiting for the Notice of Award from NH DOT.
- D. Status of Correcting Styles/Badger Monthly Billing: Melanie talked to Ian at Badger, and he is going up the chain of command to get us a credit. We are not paying any of their bills until this is resolved. Tim contacted Styles and they said this would be Badger, so Tim will call Badger and see what they are doing with this.

Old Business:

- A. Reservoir Road Property Offer from Richard Hicks: The Town cannot sell, property is to be used for water reservoir only.
- B. Aldrich Road Update: Heidi has a letter for FEMA for an extension to the project, she was told by Holly to send the letter to the State of NH first for review, so she did.
- C. Water Wells: None

D. Status of Billing for UV Claims: None

E. Follow-Up to Congresswoman Goodlander on the North Wells: Nothing new

F. Status of Tax Deeding: None

G. Sue wanted to know if full accounting had been done on the Margaret Crawford Property. Heidi did not know Melanie would be the one working on this.

Tabled/Pending Items: None

For Approval and Signature

a. Veteran's Tax Credit: Gregory & Linda Lewis: tabled until next meeting.

b. Abatement Requests from DRA:

1. Marc Nugent: The board had to deny the abatement because Mr. Nugent agreed to the new assessed value.
2. Ronald & Ronnie Smith: Granted- adjusted value \$277,800.00
abatement value \$2,100.00
3. Kathleen Reardon & Mathew Bowles: Granted-
adjusted value \$1,222,700.00
abatement value \$19,400.00
4. Linda & Gregory Lewis: Denied, no change in assessment.
5. Michelle Hyde: tabled until next meeting.
6. North Country Community Rec Center: Greg made a motion that the board forgives the 2025 tax bill, not including water and sewer, and that the board accepts for 2026 the exemption, due to Charitable Exemption status, Ray seconded the motion. Sue abstained. tabled until next meeting.
7. Michael & Elizabeth Knight: Granted-
adjusted value \$305,050.00
abatement value \$63,900.00

8. Peter Dumont: Granted-

adjusted value \$62,900.00
abatement value \$29,200.00

9. Frank Sarakas: Granted-

adjusted value \$100,200.00
abatement value \$15,100.00

10. Edvina Lyons: Granted-

adjusted value \$155,700.00
abatement value \$28,000.00

11. Manon & Yvon Robert: Granted-

adjusted value \$56,500.00
abatement value \$9,700.00

12. Tr of Tr Eric Hartlen & Tr of Tr Laurie Cotnoir: Granted-

adjusted value \$152,000.00
abatement value \$36,200.00

13. Stephen & Diana Smith: Granted-

adjusted value \$107,600.00
abatement value \$22,100.00

14. Matthew & Mary Ann Hammond: Granted-

adjusted value: \$82,663.00
abatement value \$18,100.00

15. Frederick & Sylvia Jennings: Granted-

adjusted value \$68,400.00
abatement value \$25,500.00

16. Richard & Kristin Puliafico: Granted-

adjusted value \$14,544.00
abatement value \$75,750.00

17. 4 Paw Drive, LLC: Denied

18. Gaston & Sandra Riendeau: tabled until next meeting,

19. Richard Beaulieu: tabled until next meeting.

- c. Elderly Exemptions: Gregory & Linda Lewis: all tabled until next meeting.
Bruce Winthrop
Ginette Pariseau
Eva Guy

Hearing of the Public and Any Other Business:

-Discussion ensued on the Canaan School Property across from the Town Office in Colebrook.

-The board wanted to know about the email hack and how Thrive was fixing everything. We are waiting on the Atom Group, the cybersecurity company through Primex, to do what they have to do. Jolene has vital records and elections back from the NH Department of Safety. Today Thrive was reaching out to the NH Department of Safety to confirm we can be up and running again. There were three foreign emails found on the system, from other countries.

-False Alarm & Knox Boxes: Greg wants this taken care of, Tim advised that no one has applied, like they were supposed to. If they do not apply, they will be fined.

-Greg wants Tim to send a letter to the new owner of the Wilderness, letting them know about the Main Street Project.

-Bobcat Quote: Sue would like more information on this. Tim said, "it went out for bid, they got bids back. TJ did not originally put in for a new bucket, once he realized that the original bucket could not be transferred to the new Bobcat, he needed to include a new bucket." Sue said, "the story is that the plow broke and he switched from wanting a broom to a plow and he said it was a V plow." Sue wanted to know why TJ was ordering from Hudson when he can get it in Chichester." Tim said, "TJ got quotes from both Hudson and Chichester." Sue said, "it is quite a change from wanting a 64-inch angled broom with a 14.5 motor, then switching to a 72-inch V blade plow with hose assembly, that is what caused the big difference." Sue asked, "what happened to the broom and why a plow?" Tim said, "TJ figured out that the broom he has will last another year, so he took that off, but he also wanted a plow that would fit more appropriately for the sidewalks." Discussion ensued. The board needs more clarification on this.

-Sue asked about if we received the agreement back from AHEAD yet or not. Tim said, "no, we have not received it back."

-Sue advised that she was talking to Brian Sullivan and told him that she forgot to put in a Warrant Article for his VFD Fan for \$12,000.00, Brian said he needs that fan. Sue found the Warrant Article where they had put this under short-term assets. Since the Selectboard are authorized as "agents to expend," so when the town gets the VFD Fan, the board will need to approve the withdrawal of the money at a Selectmen's Meeting. Sue also said, "that the board set up these funds on March 8, 2016."

-Ray wanted to know about APP, he sees that people are working there, and they are still making gloves. The board wants to know the formula and what else is going on down there. Can Tim please invite them to the next Selectmen's Meeting. Discussion ensued.

-Discussion ensued on a timeline, easements, and right-of-way for the Main Street Project.

Determine Date for Next Meeting: Selectmen's Meeting Wednesday, April 27, 2026, at 5:00pm.

-Water Rates Public Hearing: Monday, April 27, 2026, at 5:00pm.

-CO-OP Mid-Project Public Hearing: Monday, April 27, 2026, at 5:00pm.

Adjourned: Ray made a motion to adjourn, Sue seconded the motion, motion passed to adjourn meeting. The meeting was adjourned at 7:25pm.

Respectfully submitted,

Heidi Lawton

Heidi Lawton, Administrative Assistant, Town of Colebrook