

Selectmen's Work Sessions & Non-Public Session
Monday, June 25, 2018

Work Session #1:

Chairman Morgan called the Work Session to order at 10:00 AM. This meeting was held in the upstairs conference room at Town Hall. Present were Selectmen Richard Morgan, Sandra Martin, and Martha Eldridge, and Ellen White, Town Administrator, who recorded the minutes. Also present was Justin and Richard Prunier.

Sumner Brook Fish Hatchery Lease Agreement Review:

Morgan stated that the current lease agreement is being reviewed by the Town Attorney and one of the recommendations made was to obtain the financials for the past few years to assist with determining the appropriate rent. Additionally, the property taxation for the leased portion of the property needs to be calculated. J. Prunier confirmed that the lease is for 4.5 acres out of the total 157 acre parcel. Additional questions being addressed are on the rental income being held by the Conservation Commission and the expenditures for maintenance and repairs.

Discussion took place on how the Town obtained the property from the State. R. Prunier gave the history on the property and shared his involvement as a past employee of NH Fish and Game. The historical changes due to excessive excavation by Ossipee Aggregates has changed the natural source of water that was once sourced by springs and now wells are needed which brings the additional cost of electricity for the well pumps.

Martin reviewed deed references from the files and questioned easements that were granted for the property. She questioned whether the State would be interested in taking the property back and how much benefit it is to owning the property for the taxpayers.

Morgan stated that he understands why a long-term lease is desired by the tenants but as Selectmen they must ensure that they are doing their due diligence to make sure the perception is not that taxpayers are subsidizing a business. Morgan stated that they are not allowed to enter into a lease in excess of five years and the renewal would have to take place at Town Meeting.

J. Prunier confirmed the current rental payment is \$630.00 per month and stated that he will provide the financial information for the past three years to White this week. An additional work session will be scheduled for 7/16/2018 at 11:00 AM.

R. & J. Prunier were dismissed at 10:40 AM.

Harry Merrow entered and provided further information on how the property was obtained stating that he and several others donated properties to make it happen. Randy Lyman worked on obtaining grant funding so there was no cost to the taxpayers. The question of why the Town obtained it in the first place remains a question. Martin will try to reach out to Lyman for further history.

Being no further input, the work session was adjourned. Adjourned at 10:50 AM.

Work Session #2:

Chairman Morgan called the Work Session to order at 3:00 PM. This meeting was held in the upstairs conference room at Town Hall. Present were Selectmen Richard Morgan, Sandra Martin, and Martha Eldridge, and Ellen White, Town Administrator, who recorded the minutes. Also present was Kellie Skehan, Town Clerk/Tax Collector.

Non-Public Session:

Morgan polled the Board for a non-public session under RSA 91-A:3, II (c) for a tax matter at 3:01 PM. Roll call vote was taken. Eldridge answered yes, Martin answered yes, and Morgan answered yes. Morgan made a motion to adjourn the non-public session at 3:12 PM. Martin seconded. A unanimous vote was taken.

The work session reconvened at 3:12 PM. Skehan was dismissed.

Review of Red Folders, Accounts Payable and Payroll Manifests:

The Accounts Payable Manifest, Red Folder and Water & Sewer Red Folder were reviewed.

Town Lease Review:

White reviewed complaints made about the use of the Ossipee Concerned Citizens building and reviewed her conversation with Director Donna Sargent from last week. Discussion took place on the question of who's responsible for the maintenance and repairs in addition to the lease which is due to expire in 2021. Morgan suggested a professional building inspector be brought in to provide recommendations and note any safety concerns for the senior center and daycare.

Discussion:

Eldridge stated she visited the beach at Duncan Lake and was dissatisfied with its condition. Morgan stated that he would take a drive down to look at it prior to the Selectmen's Meeting.

Being no further input, the work session was adjourned. Adjourned at 3:30 PM.

Richard H. Morgan, Chairman

Sandra P. Martin

Martha B. Eldridge

To be approved 7/2/2018