

Selectmen's Work Session, Department Head Meeting & Non-Public Session
Monday, July 16, 2018

Chairman Morgan called the Work Session to order at 11:00 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 Prunier and Richard Prunier.

Sumner Brook Lease Renewal:

Morgan stated that there has been question about the Town leasing the Sumner Brook property and they are still unclear as to why the Town ever obtained the property in the first place. It is the consensus of the Board to not continue with leasing the property and to go through the appropriate channels to offer the property back to the State for first refusal. Morgan stated that it would only make sense to subdivide the 4.5 acres used for the fish hatchery operation and sell that.

Richard Prunier stated that he agrees it would be a hassle to review the lease every five years and to maintain the agreement and property to the terms set which could change each cycle. He then confirmed that Randy Lyman handled everything when he was in charge of the property. Eldridge suggested reaching out to Roy Eldridge or Richard Knapp for additional history on the property.

Justin Prunier questioned what will happen when the lease expires in March 2019. Morgan responded that there are several questions that the Town Attorney will be working on to answer that question including: (1) Can we negotiate a price and sell the property to the existing tenants? (2) How to proceed with offering the State first refusal option? (3) Can a short-term agreement be put in place until the future of the property is determined?

It was agreed that all repairs are the responsibility of the tenant per the lease agreement and all work proposed is presently at a standstill.

Morgan reiterated that they do not want the public perception to be that the Town is subsidizing a business.

Concern was expressed about an auction result where a purchaser may not have experience with operating a fish hatchery. The question was raised if the property would have to remain a fish hatchery if the property is subdivided and sold since the original deed would be changed. Also, is it possible to have a warrant article at Town Meeting that would dispose of the property by selling to the existing tenants?

Follow up will take place with the Town Attorney and another meeting will be scheduled in a few weeks.

Justin and Richard Prunier were dismissed at 11:35 AM.

Morgan made a motion to recess until 2:00 PM. Martin seconded. A unanimous vote was taken.

Department Head Meeting:

Also present were Kellie Skehan, Karen Anthony, Craig Brady, Joe Duchesne, Jim Eldridge, and Steve McConarty.

Morgan requested everyone begin thinking about the upcoming budget preparation and any major purchasing plans. The current budget has 50.61% overall remaining with less than half the year to go. Morgan stated the Town is in good financial shape with a healthy surplus balance of \$1.4 million. J. Eldridge confirmed there will only be one police cruiser replaced next year. Morgan stated they are aware of

significant improvements that are needed to the recreation facilities with the water supply issue at Constitution Park being the forefront for correction before too much can be done.

M. Eldridge stated that Roy Barron and Rick St. Jean approached her about the Ford F-350 being disposed of to be used as a potential vehicle for the cemetery maintenance crew to eliminate the use of personal vehicles being used.

Skehan reported that there will be two elections this year; September and November. White will contact Ernie Hayford to let him know for gym preparations. White stated that the gymnasium painting will begin in the next few weeks.

Discussion took place on the status of the storage vaults in the Town Clerk's and Selectmen's Offices.

Several items regarding the Police Station were discussed including issues with the heating system, air conditioner, mold and plans for a new location. McConarty will have the quotes for air conditioning updated to include a unit for upstairs and repair to the existing heating system to supply the second floor. Further repairs will also include ensuring the computer system is fully connected to the generator.

McConarty reported on the status of Westward Shores Campground and compliance with Town and FEMA regulations. McConarty stated that Camp Sokokis is also in the process of bringing into compliance with 42 sites that fall below the floodplain. He stated that the O'Reilly's Auto Parts Store has broken ground with a minor setback due to some soil issues that are being resolved. Other new businesses include Technicoil in the old Affinity building and the brewery next to Mountain Grainery. Morgan suggested these businesses be referred to the Economic Development Council for information on the revitalization zone in place that will give them tax breaks.

J. Eldridge and Duchesne stated that the new police cruisers are being outfitted and old cars #3 and 4 have been turned in for disposal. Car #3 has a catalytic converter issue and the other is salvageable. The new lighting upgrade in the garage was reported to be working well. Potential locations for a new police station were discussed. J. Eldridge stated that it would be convenient to be located near the intersections of Routes 16 and Route 25 East for easy access to both major highways.

Brady reported that the Summer Fun Club is going very well with very high attendance numbers, some day with over 100 attendees. The collections are going well too with many utilizing scholarship assistance from the Schools Out! and Ossipee Children's Fund programs. Brady reported that the cracks in the tennis courts will have to be filled this year to prevent serious damage later on. He estimates the cost of repair to be \$2,000-2,500. Morgan stated that any repairs necessary should be completed.

White reported there will be a property tax auction on Saturday, 10/20/2018 with approximately 15 properties being offered. The Household Hazardous Waste Collection Day is scheduled for Saturday, 8/4/2018.

Being no further input, Department Heads were dismissed at 2:37 PM.

Non-Public Session:

Morgan polled the Board for a non-public session under RSA 91-A:3, II (c) for a tax matter at 2:38 PM. Roll call vote was taken. Martin answered yes, Eldridge answered yes, and Morgan answered yes. Morgan

made a motion to adjourn the non-public session at 2:52 PM. Martin seconded. A unanimous vote was taken.

The work session reconvened at 2:52 PM. Skehan was dismissed.

Morgan polled the Board for a non-public session under RSA 91-A:3, II (d) for an acquisition at 2:53 PM. Roll call vote was taken. Martin answered yes, Eldridge answered yes, and Morgan answered yes. Morgan made a motion to adjourn the non-public session at 3:15 PM. Martin seconded. A unanimous vote was taken

The work session reconvened at 3:15 PM.

Discussion:

Steve McConarty, Zoning Enforcement Officer, entered to discuss establishing a fine for contractors who continually fail to pull permits. Discussion ensued. Morgan requested McConarty research how other towns are handling this and put in writing what he is looking for to present to the Board for approval.

McConarty reviewed the quotes received for the air conditioning system at the Police Station.

McConarty briefly discussed Westward Shores Campground and continued communication breakdown between the managers. Morgan reiterated that all conversation from the Town be documented in writing.

McConarty was dismissed at 3:27 PM.

White informed the Board of an accident that took place at the Transfer Station on Friday morning. The Town's insurance carrier has been notified and Brad Harriman, Public Works Director, and Brewster Vittum, Transfer Station Supervisor, have reviewed the incident and come up with a solution to prevent future incidents.

Brief discussion took place on the Ossipee Concerned Citizens building. Morgan stated that he would like to continue with having a building inspector check the building for its use as a senior center and daycare facility. White suggested arranging a joint meeting with the Board of Directors to discuss the needs of the building.

Review of Red Folders, Accounts Payable and Payroll Manifests:

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

Being no further input, the work session was adjourned. Adjourned at 3:44 PM.

Richard H. Morgan, Chairman

Sandra P. Martin

Martha B. Eldridge

To be approved 7/23/2018