

Selectmen's Meeting Minutes

April 3, 2006, 5:00 p.m.

Corner Meeting House

Chairman Brian Watterson called the meeting to order at 5:00 p.m., also present were Selectman Reginald Caldwell, Selectman Ronald Cormier, Town Administrator K. Jeanne Beaudin, Administrative Assistant Cary Lagace, Sargent Lake Dam Representative Tony Brown, Michael Murphy, Karen Gilbert, Land Use Technician Rick Ball, Fire Chief Rick Siegel, Alan Young, Heather Young, Elson Moody, and Melanie Nelson of the Citizen.

Those present stood for the Pledge of Allegiance.

Minutes

The minutes of the March 20, 2006 meeting were deferred until the April 17, 2006 meeting.

Sargent Lake Dam

The Board had asked Tony Brown, representative for Sargent Lake Dam to come in to address the status of the dam following the receipt of a copy of a letter of deficiency from the Dam Bureau. Tony quickly explained to the Board that the dam is safe. During the October flooding there were questions regarding the possibility of a leak. Tony advised that once the rains had stopped the areas in which there was believed to be leaks dried up indicating that there weren't leaks.

He explained that the association will have a lower level outlet system installed once the water levels are where the work can be performed; he reviewed the maps of the project with the Board. He is not sure why the State was saying there wasn't an

Emergency Operation plan in place, but assured the Board there is one. They have done all that has been requested of them by the State and will continue to do so.

Tax Collector's Deed List - 2006

Chairman Watterson explained that Alan Young had come to him and asked him to check into why although severely delinquent in his payments on taxes and water and sewer bills that Mr. Broulliard's rental property hadn't been deeded to the Town or even the water shut off. Town Administrator Beaudin indicated that the property won't be available for deeding until April 17th. There was discussion regarding the process of deeding property and the fact that the Board of Selectmen make the decision to accept the Tax Collectors Deed or not. The previous practice of the Board of Selectmen has been to not take properties that people reside in or mobile homes. There are several individuals on the list that have made payments arrangements.

It was noted that Mr. Broulliard has more than the usual outstanding bills due to the fact that when he took over ownership of the properties in question it was done by quit claim deed and there was no title search done for this transfer. There was discussion that perhaps all of the properties on the Tax Collectors deed list should be accepted and the Town then sells off the properties. There was additional discussion that the manufactured homes sometimes don't have enough value and would cost the Town money to get rid of if the Town did accept the deeds to those properties.

Town Administrator Beaudin noted that the property owners on the current list have until April 17th to bring their property taxes current and then perhaps the Board should re-look at the list and decide what they want to do. She also noted that because of the process the normal procedure for many of the individuals on the list is to just pay what they have to in order to avoid having their property deeded. She added that the year to be deeded is 2003 for the liens issued in 2004.

Town Administrator Beaudin explained that the Tax Collector will issue deeds on vacant land. She noted that if a property is taken and then sold the Town receives what is owed on the property in back taxes at the time of deeding and a small administration fee. Chairman Watterson asked if the Tax Collectors office is following through with the process, Town Administrator Beaudin assured the Board that the process is being administered properly to the point of sending deed notice at which time it becomes the Board's decision to accept the deeds or not.

There was additional discussion regarding the Water and Sewer portion of the outstanding monies owed on some of the accounts. Town Administrator Beaudin pointed out that the Board of Selectmen does not have any authority over the Sewer and the Water billing she would have to look in the regulations to determine what the guidelines for shutting water off are and she will advise the Board.

Purpose Statement – Municipal Facility

Selectman Cormier presented his proposed version of the Board of Selectmen's Municipal Facility Purpose Statement it read "The Board of Selectmen have appointed

the Municipal Building Committee to evaluate the space needs of the Town Offices and the Police Station now and for the future. The Committee is also asked to determine the best way to meet those space needs by renovations and additions to existing buildings and/or construction of new buildings while considering the financial impact to the taxpayers of Belmont”.

Selectman Caldwell expressed that he thought the Board had decided not to do renovations, Selectman Cormier explained that they had decided not to support renovations to the Town Hall but the other buildings such as the Police Department and the Corner Meeting House if utilized differently, may require renovations. There was discussion that information on the Mill building had been requested and what the Board’s position on utilizing that building is. It was decided that with long term leases in place and the CDBG grant bond requirements still two years out, that it isn’t an option. To get out of leases and renovate the building again for different use would be far too costly.

After further discussion the Board of Selectmen chose to add one additional sentence to the Purpose Statement which now reads as follows, “The Board of Selectmen have appointed the Municipal Building Committee to evaluate the space needs of the Town Offices and the Police Station now and for the future. The Committee is also asked to determine the best way to meet those space needs by renovations and additions to existing buildings and/or construction of new buildings while considering the financial impact to the taxpayers of Belmont. The Board of Selectmen does not recommend renovations to the existing Town Hall.”

Selectman Cormier moved to accept the Purpose Statement as revised, Selectman Caldwell seconded and the motion passed unanimously.

Lakes Region Planning Commission Appointment

Chairman Watterson explained that the Planning Board had reviewed the request from Jeff Marden to serve as a Belmont representative to the Lakes Region Planning Commission and approved of him being the representative.

Selectman Caldwell moved to appoint Jeff Marden as the Belmont representative to the Lakes Region Planning Commission, Selectman Cormier seconded and the motion passed unanimously.

Conservation Commission Appointment

Chairman Watterson reviewed the request from Scott Rolfe to continue to serve as an alternate on the Conservation Commission, Chairman Watterson noted that he has been very involved with the commission and feels he will continue to be an asset.

Selectman Caldwell moved to re-appoint Scott Rolfe to the Conservation Commission, Selectman Cormier seconded and the motion passed unanimously.

B.R.A.T.T. Funding

Chairman Watterson noted a newspaper article that was given to the Board of Selectmen announcing that the B.R.A.T.T. Committee had been approved for funding from the State for Phase II of their project. Town Administrator Beaudin advised that the Committee will be interviewing 2 engineering firms on April 17, 2006 following the Board of Selectmen meeting.

New Business

Town Administrator Report

Town Administrator Beaudin advised the Board that she has received requests from members of the Municipal Facility Committee for information on the operating cost of the Mill, the Town Hall and Police Department. Selectman Cormier commented that he doesn't feel that the Mill is an option so there is no need to gather that information at this time. The request for operational costs only, for the Town Hall and Police Department can be generated and provided to the committee at their next meeting which will be held on April 13, 2006 at 3:00.

Selectman Cormier had requested that Town Administrator Beaudin inquire with the state regarding spraying the community for EEE and West Nile Virus. She noted that her research through the state indicated that spraying of a small rural town can cost between \$25,000 and \$35,000. She found that the State had information brochures regarding protection against the diseases and has created posters and informational flyers to be distributed within the community.

Selectman Cormier asked what areas they suggest spraying, Town Administrator Beaudin explained that primarily it would be areas with standing water. Selectman Cormier explained that his interest was more of spraying areas that the community members congregate, such as the beach, the park etc.

Town Administrator Beaudin reviewed her memo to the Board regarding the hiring of James Vargus for the position of Building and Grounds Maintenance person with a start date of April 10, 2006. He will start at a grade 2 step 7 \$10.08 per hour, he has passed all pre-employment checks. He will work under the direct supervision of Public Works Director Bob Bennett.

Selectman Caldwell moved to hire James Vargus as proposed, Selectman Cormier seconded and the motion passed unanimously. Chairman Watterson added that he feels it will be cost effective to have this individual on staff.

Town Administrator Beaudin advised the Board that Cary Lagace has been working in the field with the contracted staff from Commerford Neider and Perkins learning the process of measuring and listing property and Cheryl from CNP came in to advise that she is doing a good job and picking up on the process quickly.

Next Meeting

The next meeting will be April 17, 2006 at 5:00 p.m. at the Corner Meeting House.

Non-Public Session

Selectman Caldwell moved to enter non-public at 7:00 p.m. in accordance with RSA 91A:2 (c). Roll call was taken, those present and voting were Brian Watterson, Reginald Caldwell, and Ronald Cormier. Also present were Town Administrator Jeanne Beaudin and Administrative Assistant Cary Lagace.

Chairman Watterson closed the non-public session at 7:15.

Following the recommendations of the Town Administrator, the Board of Selectmen took the following action.

Selectman Reginald Caldwell moved to issue the 2 hardship abatements as recommended, Selectman Cormier seconded the motion and the motion passed unanimously.

The Board agreed to advise Attorney Rogers that the issues at hand are between Tilton/Northfield and Winnisquam Fire Department and will need to be resolved prior to the Town of Belmont accepting Winnisquam Fire Department after dissolution.

Adjournment

The meeting adjourned at 7:15 p.m.

Brian Watterson, Chairman

Reginald Caldwell

Ronald Cormier, Jr.