

Town of Jefferson
Select Board Meeting
August 22, 2022
Jefferson Community Center

The meeting was called to order at 6:32 p.m. by Kevin Meehan (Select Board Chair) Norman Brown (Selectman), Terri Larcomb (Selectman), Kate McMann and Amanda Simino, present.

The pledge of Allegiance was recited to salute the flag.

Selectman Norman Brown made a motion to enter non-public meeting RSA 91-A:3, II (b) at 6:33 p.m. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.

Selectman Norman Brown made a motion to enter back into public meeting at 6:54 p.m. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.

Selectman Norman Brown made a motion to hire Kate McMann as the part-time Office Assistant at \$22.00 with a 90-day probation period in which wage will be reevaluated. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.

Public Select Board meeting attendance Kevin Meehan (Select Board Chair), Norman Brown (Selectman), Terri Larcomb (Selectman), James Akerman, Cheryl Meehan, Mike Meehan, Kate Savage, Liz Milligan, Nancy Greenlee, Bill Greenlee, Nancy DeCoursey, Suzy Colt, Paul Hayes, Kathy Handson (Zoom), Jess McGlinchey (Zoom), Marie Cameron, Marty Cameron, Kim Shotts (Zoom), J. Gassek (Zoom), Lakeview (Zoom), Bernadette Nay, Jason Call, Katie (Zoom), Roanniballi (Zoom), Kevin Conway, Mike Smith, Christain Smith, John Clippenger, Scott Gahan, David Torr, Linda Kane, Melissa Grelle, Maura Annette Chappelle and Amanda Simino, present.

Waumbek Discussion:

Selectman Norman Brown started the conversation with a follow-up from the prior meeting on August 17. Selectman Norman Brown contacted the towns attorneys for a course of action the town could take in the purchase of the Waumbek. The lawyers recommend that the Select Board send the Waumbek Board a letter of intent. The Select Board has a process to follow when taxpayer's dollars are impacted. Selectman Norman Brown thinks that the Select Board send a letter of intent to the seller and then hold a hearing on Monday night August 29 to vote on moving to the next step of the process for a municipality to purchase real estate. At the Monday night meeting the Select Board would present the public with facts that are known up to that point and numbers. The public could at that time give their opinions based on the information that is provided.

Public Input Waumbek Discussion:

Nancy DeCoursey asked who the town's attorney is? Selectman Norman Brown stated it was the Mitchell Group out of Laconia. He delt with the owner Walter Mitchell who deals with all

commercial real estate for municipalities within the firm. Nancy Greenlee asked if the meeting on Monday night was going to be for the town to approve sending the letter of intent to the sellers? Selectman Norman Brown said no the Select Board would send the letter of intent to see what reaction the town would get from the sellers. The Select Board can do this where it would cost no money to send the letter. If the property gets sold between now and Monday night, we will cancel the meeting. The risk is out there, and they did let Selectman Norman Brown that they were reviewing an offer already. Nothing has been signed but an offer was being reviewed. Nancy Greenlee then asked if the process the town would have to take with holding hearings and votes be outlined in the letter of intent? Selectman Norman Brown stated yes, the process would have to be outlined in the letter. If the majority of the town want to purchase the property, the process to move forward would be the Select Board would first see if it is appropriate to enter into a purchase and sales agreement with a notation that the towns deposit be a refundable deposit. Next the Select Board would have to go to the Superior Court to ask that they allow the town to hold a Special Town Meeting where a presentation would be given again to the public so there then could be a ballot vote. The town would have to have a two thirds majority vote outcome to move forward where the municipality would be purchasing real estate. Nancy Greenlee also asked if the letter of intent would have a date for a time frame for the town process. Selectman Norman Brown said that generally a process like this would take about 90-120 days which would be outlined in the letter of intent to the sellers. A question from the public was asked to the Select Board regarding financing. Selectman Norman Brown stated the money would have to be borrowed initially and be paid back by tax dollars. Interest rates vary between commercial lending verse the NH Bond Bank. That information would be available for Monday night's meeting. David Torr asked the Select Board why the town would want to own the property. Selectman Norman Brown said basically to see if the taxpayers would like to direct the future of the property or leave it to someone else to direct. Cheryl Meehan asked what if the town decides we want to direct its future, how long do we sit on it? Selectman Norman Brown said those are answers we will have at Monday's meeting. Once the town owns the property the towns people would then have to figure out what they want to do with it. Selectman Terri Larcomb stated, The Select Board does not know any more information about the Waumbek than anyone else right now. Selectman Terri Larcomb saw a woman one day at the Waumbek selling off the golf carts, Selectman Terri Larcomb stopped and talked with her, and the lady stated that the property would be going on the market the following week. When Selectman Terri Larcomb saw the price, she knew someone would come to purchase quickly. She stated that the Waumbek has been a piece of the community for many years, and she feels it would be a shame to see it gone to whoever. The town purchasing the property would give the town the decision of what gets done with the land. Selectman Terri Larcomb also stated that whoever purchases the property and keeps it as a golf course as it always has been she would be there to support them. Bernadette Nay asked if the Select Board at this time had projections as to what the tax impact would look like including the loss of tax revenue. Selectman Chair Kevin Meehan stated that the Select Board did not have accurate numbers at this time but will have these figures for Monday's meeting. Selectman Norman Brown also commented that the tax revenue for the 269 acres of land is \$18,000.00. If someone other than the town purchases the five lots the property is divided up as now and put it into one lot the taxes would go down considerably. When you combine lots, you get taxed on one piece of property instead of individual pieces of property that are taxed at a higher rate. James Akerman asked, with the process the town has to take, what if someone comes in after the town submits a bid and makes an offer of \$1.4 million would we have to go back and

hold a new vote each time a new offer comes in? Selectman Chair Kevin Meehan stated no whatever bid amount that the town votes on will be the town's only bid. If the town wants to offer more than one bid than yes, the town would have to start the process over again. Paul Hayes asked if anyone from the Planning Board was in attendance because he was reviewing the Town's Master Plan Draft and it seems like land conservation, the reduction of housing, or the preservation of land is important. He wondered if anyone's discussed buying the land as Conservation land in which the town might be able to get some grant money. Selectman Chair Kevin Meehan that the Select Board has not gotten into that part of the process yet. David Torr stated the golf course is historic, so is the Candy Cane Manor, E & R Dairy Farm what if those goes up for sale is the town going to try and purchase those? Where does it end? Selectman Norman Brown answered, when the voters say no. David Torr stated you can only have so much, \$1.3 million for the land the lawn mowers for a golf course that were sold are \$100,000.00 machines. Selectman Terri Larcomb stated right now we do not know what the plan will be. We just want to have the opportunity to secure the land. Mike Smith stated that he is a little nervous about the town running a private business for many reasons one is as a town we tun a town which the Select Board he feels is doing a great job, the town's business is already a burden on the people that volunteer on various boards. When the town gets into the world of business either way of the profitability, the business is still paying out money whether investing in equipment, manpower, or maintenance.

Selectman Norman Brown made a motion to approve the meeting minutes for August 8 and August 17, 2022. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.

Selectman Norman Brown made a motion to approve payroll for August 15, & August 22, 2022. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.

Selectman Norman Brown made a motion to approve accounts payable for August 12, August 19, & August 22, 2022. Selectman Terri Larcomb seconded this motion, and with no further discussion the motion was passed unanimously.

JCC Building renovations update: Selectman Norman Brown gave an update on the building renovation. Air Temperature is now under control throughout the building. We are still waiting on the completion of the gym floor. Generator is all up and running, we are waiting on county funds (ARPA Funds) for reimbursement on the Consolidated Communications installation and Daniel Hebert Alternates 1,2,3 making the Jefferson Community Center equip to be the towns emergency shelter location. Once we receive invoicing for the generator we will submit for reimbursement from the county for this project as well. The reconstruction of the parking lot will be starting soon.

Public Input: David Torr would like to see that the Town of Jefferson discontinue the use of chloride on the dirt roads. Looking it up online and weighing out the pros & cons the cons outweigh the pros and eventually could contaminate the wells in the town.

Other Business:

- Select Board reviewed and initialed Unpaid Bills for 8/19/22
- Select Board reviewed and initialed Corrected Deposits for 7/18, 7/21, & 7/26/2022
- Select Board reviewed and initialed bank deposits for 8/2, 8/9, & 8/16/2022
- Select Board reviewed and initialed GLs for 7/21, 7/25, & 4 for 8/16/2022
- Select Board reviewed and initialed General Account Statement
- Select Board reviewed and initialed ICS Account Statement
- Select Board reviewed, motioned, and signed building permit for R. Stockton Selectman Norman Brown asked that a copy of his original building permit for the construction of the garage that was approved in 2021 be attached to the new building permit. **Selectman Norman Brown made a motion to approve building permit for Russ Stockton located at 90 Israel's River Rd for a 1-story garage with living space above. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**
- Select Board reviewed, motioned, and signed building permit for J Lucken & T. Ash. **Selectman Norman Brown made a motion to approve building permit for Joyce Lucken and Timothy Ash located at 469 Bailey Road for the construction of a 28'x32' garage with living space above. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**
- Select Board reviewed, motioned, and signed building permit with for A & C. Ponte. **Selectman Norman Brown made a motion to approve building permit for Albert & Carol Ponte located at map 285 Israel's River Rd. for the construction of a 12'x16' shed. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**
- Select Board reviewed, motioned, and signed building permit for J & S Dean. **Selectman Norman Brown made a motion to approve building permit for Jeremy & Sandy Dean located at 1210 Presidential Hwy. for the installation of solar panels & battery back-up with 4 batteries and a switch. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**
- Select Board reviewed, motioned, and signed alternate member appointment for the Planning Board. **Selectman Norman Brown made a motion to appointment Donna Laurent as an alternate member of the Planning Board. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**
- Select Board reviewed, motioned, and signed regular member appointment for the Planning Board. **Selectman Norman Brown made a motion to appointment Mark Gross as a regular member of the Planning Board. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**

- Select Board reviewed, motioned, and signed regular member appointment for the Planning Board. **Selectman Norman Brown made a motion to appointment Robert Roy as a regular member of the Planning Board. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**
- Select Board reviewed & signed application for reimbursement to towns & cities in which Federal & State Forest Land is situated
- Select Board reviewed & motioned Town of Jefferson to cover the cost of swim lessons at Colonel Town pool for Jefferson resident children. **Selectman Norman Brown made a motion to pay Colonel Town any outstanding invoices for Jefferson children and reimburse families that have already paid the cost to Colonel Town. Selectman Terri Larcomb seconded the motion, and with no further discussion the motion was passed unanimously.**

Selectman Norman Brown made a motion to adjourn the meeting at 8:25 p.m. Selectman Terri Larcomb seconded the motion, with no discussion the motion was passed unanimously.

******Next Select Board meeting will be held on Tuesday September 6, 2022
@ 7:00 p.m.******

Respectfully submitted



Amanda Simino

Administrative Assistant to the Select Board