



TOWN OF DEERING

Board of Selectmen

762 Deering Center Road
Deering, NH 03244

Meeting Minutes

August 1, 2018

Selectmen present: Aaron Gill, Allen Belouin, John Shaw.

The meeting was called to order at 1900.

MEETING MINUTES:

Meeting Minutes – July 18th.

The Board discussed the minutes as presented. Mr. Shaw made a motion to amend the minutes to include the discussion of providing a copy of Deering's Watershed Overlay ordinance when mailing the signed intent to cut form. Mr. Belouin seconded. The vote was unanimous and so moved. Mr. Gill made a motion to amend the stated date of the minutes to July 18th from June 20th. Mr. Shaw seconded the motion. The vote was unanimous and so moved.

Mr. Gill made the motion to approve the July 18th non-public meeting minutes as presented. Mr. Shaw seconded the motion. The vote was unanimous and so moved.

New Business

Carol Baker – Tax Deeding, Payment Arrangements

Town Clerk/Tax Collector Carol Baker presented a series of payment arrangements with deed waivers, a short deeding extension, a new process for mobile homes in lieu of deeding property, and a request for tax relief for a property owner on payment agreements for more than a decade. The Board asked a variety of questions surrounding how Mrs. Baker arrives at her proposals, the history behind some of these arrangements or interactions, and several questions regarding the request for relief.

Regarding Map243 Lot 3, Mrs. Baker was ready to deed the property but had not received a return receipt for certified mail. The Board expressed a desire to utilize the Deering PD to hand deliver the deeding notice instead to ensure the owner(s) have in fact been given notice. Mr. Gill made a motion to extend the deeding deadline to Aug 16th from Aug 2nd. Mr. Shaw seconded the motion. The vote was unanimous and so moved.

Regarding deeding mobile homes, Mrs. Baker explained that Town Administrator Russell McAllister had been working with council to find an alternative to deeding that would provide several possible benefits including the Town being made whole on outstanding amounts, avoiding taking over the liability of distressed mobile homes through the deeding process, and eliminating what may be a localized sense that the Town will not pursue delinquent taxes on mobile homes. The process will involve District Court. Mrs. Baker expressed support for the idea, as did the Board. Mrs. Baker will work with the Town Administrator to utilize District Court to collect delinquent taxes on the mobile homes.

Regarding Map 208 Lot 11 Sub 107, Mrs. Baker asked the Board if some forgiveness could be granted. She explained the owner has a disability and has had handicap exemptions beginning in 2013, though the owner has been on payment agreements since before Mrs. Baker became involved with the Town in 2010. At this point, the owner's regular monthly payments – which today would be sufficient to cover her tax bill with some room to spare – was essentially covering outstanding interest, accruing at 18% per NH statute. Outstanding principal goes back to 2009. Should nothing be done, the likelihood of collecting the outstanding balance via deeding was minimal. The Board agreed the owner has shown a continuing interest in making the Town whole, but due to outstanding amounts, the Town was only earning interest income. The Board stated they were not in the business of earning interest income. Discussion ensued regarding the extent of forgiveness the Board was willing to provide. Mr. Gill made a motion to waive outstanding interest in its entirety (\$4,654.09) and waive outstanding principal from 2009 through 2016 (\$5,538.60) Mr. Belouin seconded the motion. The vote was unanimous and so moved. The Board reminded Mrs. Baker that they by NH statute could not stop interest from continuing to accrue, and outstanding taxes remained for all of 2017 through 2018. Mrs. Baker thanked the Board for their willingness to work with those who were willing to work with the Town.

Mr. Gill made a motion to accept the proposed payment agreements and deed waivers. Mr. Shaw seconded the motion. The vote was unanimous and so moved. The Board signed payment agreements and deed waivers for the following:

Map Lot	215-009-000
Map Lot	217-009-000
Map Lot	242-016-000
Map Lot	209-051-000
Map Lot	208-011-016
Map Lot	235-052-000
Map Lot	208-011-107

The Board signed a deed waiver for Map 232 Lot 17.

Charles Gaides – Bandstand Concerts

Mr. Gaides explained he was in contact with two potential groups to perform at the newly constructed bandstand sometime this fall, but was becoming concerned the facility may not be ready in time. Mr. Gill, who is serving on the Town Common Committee – the committee tasked with, among other things, constructing the bandstand - explained the status of the project, and reminded all that the property was being constructed almost entirely with local volunteer labor. Mr. Belouin stated he was grateful Deering had several residents willing to give their time, while working regular jobs, in service to their Town for all to enjoy for generations to come. Mr. Gill stated the basic structure should be complete in time for the Church Faire on August 11th, but that would require the roof, railings, and front ramp be completed. Additionally, permitting requirements (DigSafe) needed updating in order to start the electrical work. Mr. Gaides stated without electrical, the bands cannot perform. All agreed Mr. Gaides would be kept informed of progress so he could make a decision to book or delay until next year. Additional discussion ensued regarding initial funding, how to collect donations to offset the cost, and the need to draft necessary language to ease this type of activity to be proposed at the upcoming March 2019 Town Meeting.

CIP Committee

Mr. Gill explained Planning Board Chair Dan Goddu, Selectman Shaw, and Town Administrator Russ McAllister met with the Central NH Regional Planning Commission regarding several items recently, including Deering's recent engagement with them to update the Capital Improvement Plan (CIP). Such a process would benefit from a CIP committee to do the legwork, with the Planning Board ultimately fulfilling their statutory requirement of approving the plan. The ad-hoc committee would meet 3-4 times and dissolve upon completion of the plan, likely within 2-3 months. This is not a permanent committee. The committee should include a Selectman's rep, two members of the planning board, the town administrator, and two members of the budget advisory committee. The planning commission was moving quickly in order to provide the Town with a plan to use in their budgeting process, which begins in a few short months. The Board did not have a list of possible members and decided it best that to continue uninterrupted, given the short timeline, they needed to appoint persons now and make adjustments at the next meeting if necessary due to some of the appointed person's inability to participate. Mr. Gill made a motion to nominate Russell McAllister, John Shaw, Katherine 'KJ' Jenkins, Dan Goddu, Gail Lalmond and Gary Samuels to the ad-hoc CIP Committee. Mr. Belouin seconded the motion. The vote was unanimous and so moved.

Deering PD – New Hire

The Board reviewed the request from Chief Pushee to hire Trisha Whisman of Deering as the new part time police department administrative assistant. Mr. Shaw was part of the interviewing process and spoke to her credentials and overall fit for the position. Some discussion ensued regarding the candidate's potential ability to assist with the parking situation at the Town Beach next year. This remains undetermined. Mr. Gill made a motion to hire Trisha Whisman at the rate of \$12.93/hr. Mr. Shaw seconded the motion. The vote was unanimous and so moved.

Other Business

The Board noted the recodified zoning ordinance had been completed by the Central NH Regional Planning Commission. The Board of Selectmen was eager to post the new document online once approved by the Planning Board. Assistant Town Administrator Diane Kendall stated the planning commission was working on new and revised applications as referenced in the zoning ordinance. Right now, some are missing while others are outdated or inconsistent with the ordinance.

Discussion ensued regarding the planning commission's work on a paved-road plan for the Town of Deering. The Town Administrator has reportedly seen draft copies of a report, though as of now it is incomplete and Road Agent Houghton is working with them to wrap it up shortly.

Discussion ensued regarding the Town engaging the planning commission for their circuit rider program. The Board is fully in favor of this, which would effectively give the planning board a planning a zoning administrator at a much lower cost to the Town than hiring a town employee.

Two town hall rental requests were presented and the Board agreed to waive the rental fees for each. Mr. Gill and Mr. Belouin explained to Mr. Shaw, a newer Selectmen, that the Board has waived the fee in recent years for public functions without a profit motive, as they believe the Town Hall exists for this purpose.

Discussion ensued regarding the purchase order and invoice approval process, specifically regarding inconsistencies with the Fire & Rescue squad. The Board was concerned for a variety of reasons, including management's ability to adhere to the voter-approved budget.

TO BE REVIEWED AND/OR SIGNED:

- Employee Payroll	<u>July 25th</u> \$12,483.35
- Employee Payroll	<u>August 1st</u> \$12,152.11
- Elected Officials Payroll	<u>August 1st</u> \$2,691.25
- AP ACH XFER	<u>August 1st</u> \$170.00
- AP Manifest	<u>August 1st</u> \$36,335.27
- AP Manifest Xfer to ETF	<u>August 1st</u> \$352,500
- Yield Tax 214-001-000	\$2,176.44

There being no further business to come before the Board Mr. Gill made the motion to adjourn. Mr. Shaw seconded the motion. The vote was unanimous and so moved. The meeting adjourned at 2149.

Respectfully Submitted,

\s\ Aaron Gill
Chairman, Board of Selectmen

Deering Selectmen Meeting
8/1/18 7:00 pm

Please Sign In:

Carol Baker

Chuck GARDNER