

MINUTES OF HAVERHILL SELECTBOARD REGULAR MEETING
Monday, August 26, 2013
Draft Subject to Review, Correction and Approval at Following Meeting

Board Members Present: Wayne Fortier, Tom Friel, Lynn Wheeler, Roderick Ladd and Robert Roudebush

Town Manager: Glenn English

Administrative Assistant/Finance Officer: Jo Lacaillade

Selectboard Clerk: Karen Hyde

Members of the Public Present: Kelley Monahan, Carmen Menard, Mary A. Cote, Terrence Sobecki, Paul Hatje, Howard Hatch, Robert Fillion and Ed Ballam -- JO

Call Meeting to Order:

Chairman Wayne Fortier called the meeting to order at 6:00 pm

Pledge of Allegiance

Approval of Agenda: Robert Roudebush made a motion to accept the Agenda; seconded by Tom Friel and carried unanimously.

Approval of Consent Agenda: Lynn Wheeler made a motion to accept the consent agenda; seconded by Rick Ladd and carried unanimously.

Scheduled Public Appearance(s):

- **Passumpsic Savings Bank:** Carmen Menard, Branch Manager and Mary A. Cote, Business Development Officer, are visiting towns in the North Country area and are offering an analysis to see if their bank can help Towns gain revenue. They meet with Selectboards and discuss unique challenges that the Towns may have and the products and services that the bank has to offer. Tom Friel asked where the main office was and was told that the main office was in St. Johnsbury, VT. Ms. Menard stated that Passumpsic Bank has been in operation for almost 150 years and most of that time was on the Vermont side, but they have been in New Hampshire for 21 years now. Rick Ladd asked what specific towns they were dealing with in New Hampshire. Ms. Menard stated those towns with testimonials were Dalton, Bath, Landaff, and Lancaster. Chairman Fortier stated that the Board would read the brochures handed out and if they had any further questions, they would contact either Ms. Menard or Ms. Cote.
- **Kelley Monahan, Register of Deeds:** Kelley Monahan wanted to address the Fidler software program and storage space issues that were brought up at the July 29, 2013 Selectboard meeting. She handed out a Grafton County Organizational Chart that clarified who reports to who at the County. Along with the chart, was RSA 478:17-g, which specifies that the register of deeds has the authority to set the rates for copying of documents and other services. She then handed out a copy of the letter that was sent out to the accounts of the new Fidler system on the different tiers of the system, the subscription costs and the training opportunities. She stated that her goal was equalization for the taxpayer. She was looking for the cost to the County to be picked up by the user on the convenience of the online internet subscription. The new system will also provide

more security of the records in the database. She then stated that municipalities have never been charged to access the records in the database. She also stated that public libraries will be offered a free subscription. Rick Ladd stated that the jump from \$50 a year to \$120 a year for an online subscription was substantial and most people in Town could not afford that. Ms. Monahan stated that the subscription would not be for everyone in Town; it is just for the professional users. People can still phone into the Registry of Deeds and research their deeds. She then explained that Fidler is the only land record software company in the country who states in black and white that this database is the property of the County. In the long term, it's protection of data. Chairman Fortier asked Ms. Monahan how many other counties are using Fidler. She stated that her contract was the first to expire, so she made her decision to go forward with Fidler, based mostly on database security.

Public Hearing: None

Town Manager's Report: None

Pending (Old) Business: None

New Business:

- **Ag Lease Review:** Chairman Fortier stated that the Board had received a draft of the new Ag Lease a few weeks ago. Robert Roudebush stated that he had met with TM English, AP Manager Jim Fortier, and Dick Guy to discuss the questions that were raised. The Airport Commissioners were happy with the agreement. Rick Ladd asked what the differences were between the old lease and the new lease. Mr. Roudebush stated that the acreage had been changed from 49 acres to 32 acres. The new lease specifically indicates a 3-year lease and also indicates a start and stop date. The new lease also states more clearly what agricultural products may and may not be grown within certain distances of the center line of the runway. TM English cleaned up the language and eliminated some things that were redundant or ineffective. Lynn Wheeler asked about the Taxes item and why the lessee would have to pay taxes. TM English explained that whenever public property is put out to a private business for profit, taxes apply. He stated that whatever land is leased out for farming, they do taxes. Howard Hatch stated that this was the only agricultural lease in the state that he knew of that taxes have to be paid on top of the lease. TM English stated that Mr. Hatch said that a five-year lease would be more conducive to better use of fertilizer, lime, etc. Mr. Roudebush stated that he was not opposed to a five-year term. Chairman Fortier asked how the price per year was going to be determined. Mr. Roudebush stated that they had left it blank because nobody was quite sure and it would come down to negotiations between the potential lessee and the Town. TM English stated that it would be put out to bid and the highest bid would get the lease. Lynn Wheeler made the motion to amend the agreement from a three-year lease to a five-year lease; seconded by Robert Roudebush and carried unanimously. Robert Roudebush made the motion to accept the amended lease agreement; seconded by Lynn Wheeler with further discussion. Rick Ladd stated that the part about the taxes bothered him. He thinks that if we are in the business of trying to get so much a year for land and they can also cut the grass, he doesn't know why it's necessary to throw the taxes in there on top of it. TM English stated that it has to be mentioned in the lease; it's state law (RSA 72:23(I)). Mr. Ladd asked under tax law, they would have the ability to waive the taxes and was told that they had the ability to abate the tax. TM English stated that abating the

taxes is what they would be doing for services rendered. If the person leasing the land chose to not mow the grass and pay the taxes, the Town would be responsible for mowing. There was no further discussion and the motion was carried unanimously.

Commission/Committee Reports: None

Correspondence: None

Comments of the Public: Paul Hatje was attending the Selectboard meeting to talk about the new Blackmount Acres Mobile Home Park. He was concerned with 1173 Benton Road, which has been empty for a number of years. He wanted to know how long a place could stay empty before someone did something. There was confusion as to exactly what trailer Mr. Hatje is referring to. He said it was the trailer at 1173 Benton Road, where the taxes have been paid by George Cook. AA Lacaillade stated to Mr. Hatje that he had been into the office before to discuss what was thought to be the Shute trailer. Lynn Wheeler stated that it was the position of the Board to not take trailers. The Board stated that there were no laws saying that a property couldn't stay empty indefinitely. TM English stated that there may be some rule about vacant property in the Association agreement, but the Town had no such rules. Tom Friel stated that this would make it a civil matter.

Mr. Terrence Sobecki was there to observe the discussion of the Ag Lease issue. Howard Hatch had nothing else. Robert Fillion also had nothing to say.

Comments of the Town Manager/Administrative Assistant-Finance Officer: None

Comments of Selectboard Members: Robert Roudebush stated that he and Airport Manager Jim Fortier met with Mr. Ray Burton and Patrick C. Herlihy, Director of Avionics, Rail and Transit on Friday, August 23, 2013. Mr. Burton had given Mr. Roudebush a very informational bulletin about all the airports. Rick Ladd stated that at the next Selectboard meeting on September 9, there would be folks coming from the DES/USDA Conservation District and wanted to know what time they were coming. Chairman Fortier stated that the speaker would like to start at 5:00 PM. Robert Roudebush made the motion to start the September 9, 2013 Selectboard meeting at 5:00 PM; seconded by Lynn Wheeler and carried unanimously. Mr. Ladd also asked if we had received any correspondence from Steven Barba about the business survey. No other members had received any correspondence.

Non-Public Session per RSA 91-A:3 (e) Pending Litigation

Non-Public Session per RSA 91-A:3 (c) Hardship Abatement

There was a 5-minute recess. Lynn Wheeler made a motion to suspend the public meeting and go into non-public session at 7:24 pm; seconded by Robert Roudebush. The Board was polled and all approved.

Lynn Wheeler made the motion to come out of non-public session at 7:49 pm; seconded by Robert Roudebush. No motions made; no action taken, and minutes are to be sealed. All approved.

Adjourn Meeting: Robert Roudebush made a motion to adjourn; seconded by Lynn Wheeler and all approved. Chairman Fortier adjourned at 7:50 pm.

Minutes transcribed by Karen Hyde