

Bethlehem Board of Selectmen

Meeting Minutes

Bethlehem Selectmen Office

April 14, 2014

Present: Acting Chairperson Jerry Blanchard, Selectman Culver, Selectman Glavac, Selectman Fiorentino (arrived at 6:30).

Absent: Chairperson Laleme

Chairman Blanchard opened the meeting at 6:00pm.

The Board opened the bids for the sale properties.

Map 201 Lot 42: One bid was received from The Rising Star Nominee Trust for \$400.00 with a deposit of \$80.00. Selectman Culver moved to award the bid to the Rising Star Nominee Trust for \$400.00. Selectman Glavac seconded. Carried 3-0.

Map 201 Lot 43: One bid was received from The Rising Star Nominee Trust for \$325.00 with a deposit of \$65.00. Selectman Glavac moved to award the bid to the Rising Star Nominee Trust for \$325.00. Chairman Blanchard seconded. Carried 3-0.

Map 202 Lot 40: There were no bids for this parcel.

Map 203 Lot 32.00: There were no bids for this parcel.

Map 204 Lot 1.1: There were 3 bids for this parcel. Great North Woods Land Company, LLC bid \$2,733.82 with a deposit of \$136.70. Richard Gould bid \$1,615.00 with a deposit of \$515.00. Steve & Phyllis Oliveira bid \$1,629.00 with a deposit of \$325.80. Selectman Culver moved to award the bid to Great North Woods Land Company LLC for \$2,733.82. Chairman Blanchard seconded. Carried 3-0.

Map 206 Lot 14: There was one bid for this parcel from Patrick Flanagan and Maryanne Rennell for \$12,000.00. There was not a deposit with the bid. This will be referred to legal.

Map 404 Lot 32.1: There were 3 bids for this parcel. The Rising Star Nominee Trust bid \$295.00 with a deposit of \$59.00. Gerald Virge bid \$105.00 with a deposit of \$21.00. David Gagnon bid \$500.00 with a deposit of \$50.00. Selectman Culver moved to award the bid to David Gagnon for \$500.00. Selectman Glavac seconded. Carried 3-0.

Map 405 Lot 70: There was one bid for this parcel from Steve Messina and Laura Silva-Messina for \$1,251.00 with a deposit of \$250.20. Selectman Culver moved to award the bid to Steve Messina and Laura Silva-Messina for \$1,251.00. Chairman Blanchard seconded. Carried 3-0.

Map 409 Lot 29: There was one bid received for this parcel from James Payette for \$526.00 with a deposit of \$526.00. Chairman Blanchard moved to award the bid to James Payette for \$526.00. Selectman Glavac seconded. Carried 3-0.

Map 413 Lot 41: This parcel was removed from the sale so the Board could do further research to determine if the Town owns the parcel.

Map 414 Lot 4: There were no bids for this parcel.

Map 415 Lot 143: There were 2 bids for this parcel. Peter Osterman bid \$2000.00 with a deposit of \$400.00. The Rising Star Nominee Trust bid \$1025.00 with a deposit of \$205.00. Selectman Glavac moved to award the bid to Peter Osterman for \$2,000.00. Chairman Blanchard seconded. Carried 3-0.

Map 415 Lot 16: There was one bid for this parcel from Northwoods Renewables for \$8,000.00 with a deposit of \$1,600.00. Selectman Glavac moved to award the bid to Northwoods Renewables for \$8,000.00. Chairman Blanchard seconded. Carried 3-0.

Map 415 Lot 160: This parcel was removed from the sale due to the former owner repurchasing the parcel.

Map 415 Lot 17.3.11: There were no bids for this parcel.

Map 415 Lot 17.3.5: There were no bids for this parcel.

Map 415 Lot 17.3.7: There were 3 bids for this parcel. Tory & Laura Walls bid \$12,500.00 with a deposit of \$2,500.00. Richard C. Woolsey bid \$2,600.00 with a deposit of \$520.00. Timothy and Amy Leighton bid \$10,100.00 with no deposit. Chairman Blanchard moved to award the bid to Tory & Laura Walls for \$12,500.00. Selectman Glavac seconded. Carried 3-0.

Map 415 Lot 17.3.8: There was one bid for this parcel from Timothy and Amy Leighton for \$11,100.00 with no deposit. This bid was referred to legal because no deposit was submitted with the bid.

Map 416 Lot 11: There were 2 bids for this parcel. The Rising Star Nominee Trust bid \$2,035.00 with a deposit of \$407.00. Great North Woods Land Company, LLC bid \$2,619.40 with a deposit of \$130.97. This parcel along with other parcels with the highest bidder not submitting a deposit of at least 20% will be referred to legal. (map 204 Lot 1.1 & Map 404 Lot 32.1)

Map 420 Lot 13: There were no bids for this parcel.

The Board discussed the bids that were not submitted with deposits or with correct deposits and determined to send all in question to legal.

Frank came before the Board to request their approval for a TAN (tax anticipation note). Mr. Claffey said Woodsville and Passumpsic offered the same rate of .84% but Mr. Claffey recommended getting the TAN from Woodsville because that is our bank we do business with. Mr. Claffey requested the Board approve the 1.5 million TAN tonight and sign the next time they meet. Chairman Blanchard

moved to approve the TAN from Woodsville Bank for 1.5 million at .84%. Selectman Culver seconded. Carried 4-0. Mr. Claffey also asked the Board to approve a 400,000 advance (from the 1.5 million TAN). Chairman Blanchard moved to approve the \$400,000.00 advance. Selectman Glavac seconded. Carried 4-0.

Mr. Claffey asked the Board about approving a policy about writing off amounts less than \$3.00 when finding differences in yearend reconciliations. The Board discussed writing off items as they happen as opposed to a policy with a set amount. Selectman Fiorentino moved to write off \$2.28 owed to the Town from the IRS. Selectman Culver seconded. Carried 4-0.

Mr. Claffey also discussed with the Board a check that the Town received from the former Bethlehem Chamber of Commerce for \$4,168.91 that was earmarked for the Visitor's Center. Mr. Claffey suggested to the Board to put the money in an escrow account. Chairman Blanchard moved to accept \$4,168.91 from Bethlehem Chamber and seek to put it in an escrow account for use for the Bethlehem Visitor's Center. Selectman Fiorentino seconded. Carried 4-0.

Chairman Blanchard said the Board would like to bring in Greg Colby who used to work for our auditor to discuss with the Board the benefits of hiring him as a consultant and liaison to the auditors to cut the cost of our audit and help get the audit done more timely. Chairman Blanchard moved to bring in Greg Colby to talk with the Board about this. Selectman Glavac seconded. Carried 4-0.

The Board discussed a letter from Ammonoosuc River Local Advisory requesting a \$50.00 donation/contribution from the Town of Bethlehem. The Board discussed that this is paid every year but questioned what budget line it is taken from. April will find that out. Selectman Culver moved to pay the \$50.00 but research which account # it has been taken from. Selectman Fiorentino seconded. Carried 4-0.

The Board reviewed the pictures of the dugout that was damaged. Brett Jackson said the highway dept. will fix it.

Chairman Blanchard said the Board has sent to legal the issue with our former assessor and that legal said there wasn't anything to retrieve from the company and that their insurance didn't cover it. Chairman Blanchard said the attorney said we would spend more in legal fees than what we would get from pursuing it. There was discussion about when our current assessor KRT was hired whether we should get a bond or proof of insurance. Selectman Culver said he prefers proof of insurance because chances are a bond would be released before the Town being aware of problems.

Sarah Guild came in to ask the Board if they could do the environmental study on the Town owned Mt. Cleveland lot because they provided proof of insurance. Chairman Blanchard said we would send the insurance document to our insurance company to review and get back to them.

It was mentioned that we still need the Mylar from Kevin Morse for the boundary line adjustment on the Cedarcroft property.

It was noted that Jack Anderson and Dave Wiley inspected the parcel that James World took the steel beams from and the holes were covered properly and the parcel is now safer. It was also noted that the Board is looking into recovering the \$1,800.00 from the former owner of the property that James World paid for the steel.

The board discussed an abatement recommendation from our assessor where there was a mistake done in the system which created a significant increase in the assessed value of the property. Chairman Blanchard moved to accept the recommendation from the assessor for the abatement for Redimix for \$27,686.00. Selectman Culver seconded. Carried 4-0.

There was discussion about a quote from Profile Technologies to repair the issue with our internet problems. Selectman Culver wants to talk with George at Profile Technologies before making a decision on this.

The Board reviewed the minutes from 04/07/14 and tabled them.

Selectman Glavac announced that the 1st Broadband Steering Committee meeting will be Wednesday the 16th at 6:00pm at the library.

At 7:20 Chairman Blanchard moved to go into non-public session per 91-A:3 II (a) & (c). Selectman Culver seconded. Chairman Blanchard did roll call with all members agreeing to go into non-public session.

The Board discussed personnel. Selectman Culver moved to pay David P. an additional check based on a 6 day work week (\$371.50). Selectman Fiorentino seconded. Carried 3-1

The Board discussed a recreation issue.

At 8:00pm Chairman Blanchard moved to come out of non-public session. Selectman Culver seconded. Carried 4-0.

At 8:05 Chairman Blanchard moved to adjourn. Selectman Glavac seconded. Carried 4-0.

Respectfully submitted,

April Hibberd

Administrative Assistant