

**TOWN OF DEERFIELD
BOARD OF SELECTMEN
November 26, 2018
MINUTES**

Call to Order

Chairman Pitman called the meeting to order after the public hearing was closed.

Present: Richard Pitman, Chairman; Andrew Robertson, Vice Chairman. Fred McGarry, Jeff Shute and Cindy McHugh, Selectpersons.

Jerry Searles – 141 South Road

Chairman Pitman stated that Mr. Searles asked to come back tonight from last Monday.

Mr. Searles stated yes. He was looking for an extension. He is trying to file the deed to his property. He stated that he is doing everything via email. The person is out of the country. He stated if he says something that upsets him, he stops talking to him and so he has no control.

When he first went to John and Rick at the first of the year and had come to an agreement with George regarding buying the property, it still took Mr. Searles until September to get the paperwork in because he would stop talking with him.

Mr. Searles stated that he just needs a little more time for the lawyer to get the paperwork corrected and, in the meantime, he has offered to pay towards the taxes. As soon as the deed is recorded, he plans on refinancing the house so that he can get the work done to the house. He has no reason not to record the deed as soon as he gets it.

Chairman Pitman asked Mr. Searles what he was talking in regards to getting something towards the taxes?

Mr. Searles stated that when he talked with Kelly Roberts, he had said that he would pay \$500.00 a month towards the taxes and then John sent him his check back saying that he had no interest in the property and they cannot accept the check towards the taxes.

Chairman Pitman stated that he didn't know if that was enough as they had gone this far in the process and would need a little bit more than \$500.00 a month to even consider it.

Mr. Searles stated that is what he had offered back in August, September, when he had talked with Kelly.

Chairman Pitman stated that they have already forgiven the interest and such, thinking that it would have been wrapped up by now.

Mr. Searles stated that he was hoping that it would have been wrapped up back in May, June when he came to an agreement with George and came to the town and let you know.

Chairman Pitman asked if Mr. Searles could give a definite time when it could be closed to which he answered that he couldn't. He stated that when he talked with his lawyer last Monday, he had one paper that he was waiting on and he should have received it sometime this week which means then he could file the deed. It would be getting the refinancing started which should take a month or so.

Vice Chairman Robertson stated that he really wasn't interested in carrying this on for very much further. Given where they are at, in his mind, they could possibly consider until the end of the year but he didn't know how the rest of the Board felt. It is going to be a year and they haven't had a tremendous amount of communication from Mr. Searles regarding this over this time until the town sent the letter saying that December 5th was the date.

Mr. Searles stated that he let John know and Vice Chairman Robertson stated that he had seen all the correspondence between Mr. Searles and John and everyone.

Mr. Searles stated that he talked with Kelly and when there was a change or something new, he stated that he let them know.

The problem is, Chairman Pitman stated, if they work with Mr. Searles and it doesn't come together, Kelly has to start the process all over again.

Vice Chairman Robertson stated that it will cost the town processing fees, legal fees and processing fees all over again and the town is out about \$52,000.00 at full face value on this property.

Chairman Pitman asked Selectman Shute what he thought and he stated that he thought they should be Mr. Searles until the end of the year as a drop dead date.

Chairman Pitman stated that it would give Mr. Searles another five weeks.

Mr. Searles asked if this was to get the deed recorded and stuff and Selectman Shute stated yes.

Mr. Searles stated that he would talk with his lawyer tomorrow to see if he got the paperwork in yet. As soon as he has it, he knows it has to be recorded.

Selectman Shute asked if it was supposed to be recorded by the 5th of December and Vice Chairman Robertson stated that the letter said that the 5th of December was the drop-dead date.

Chairman Pitman stated that if they agreed to the end of December, that would be to get the deed recorded and the back taxes paid.

Mr. Searles stated that it is probably going to take more than a month to go ahead and do the refinance but that he would try to get the deed recorded by the end of the year. He didn't know how long the bank would take to do a refinance, maybe a month. It has already been started but they can't go any further until the deed is in his name.

Mr. Searles stated that he has been working on this for five years to get this far.

Selectman Shute didn't seem to think that the refinance would ~~take more than to~~ be done by the end of the year.

Chairman Pitman stated that once the deed is in his name, it's off the town and he is still going to owe the taxes to the town.

Vice Chairman Robertson stated that he was comfortable with extending the deadline to December 31, 2018 to get the deed placed but he didn't know how the rest of the Board felt.

Mr. Searles asked if once the deed is in his name, would the town accept checks until he can get the refinance done?

Vice Chairman Robertson stated, absolutely, if the deed is in your name, you have a clear interest in the property and the town clerk would be obligated to accept any payment you make.

Motion: Vice Chairman Robertson moves to extend the deadline which was previously set at December 5th, 2018 to December 31st, 2018 for Mr. Jerry Searles with regard to recording the deed at the property located on the corner of Birch Road and South Road, the specific street address of 141 South Road

Second: Selectman Shute

Discussion:

Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries

Regular Business:

Review of Outstanding Minutes of November 19, 2018

Motion: Vice Chairman Robertson moves the minutes as written

Second: Selectman McGarry

Discussion:

Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries

Payroll Manifest - \$1,095.00 (gross), \$904.23 (net)

Motion: Vice Chairman Robertson moves the payroll manifest as presented

Second: Selectman McGarry

Discussion:

Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries

Accounts Payable Manifest – three selectmen signed the November 12th, 2018 Accounts Payable Manifest on November 9th, 2018 and the 13th for \$11,955.96

Accounts Payable Manifest - \$46,329.48

Motion: Vice Chairman Robertson moves the accounts payable manifest as read

Second: Selectman Shute

Discussion:

Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries

Intent to Cut Wood/Timber – Map 407, Lots 11, 23, 24 on Woodman Road- a total of 111 acres with acreage to cut of 75 acres.

Town Administrator's Report

Nothing to report

Unfinished/New/Old Business:

Vice Chairman Robertson stated that the only thing that he would mention is that the Board didn't approve/disapprove the Surplus Property procedure and policy at the last meeting. He didn't know if the Board wanted to do it tonight or if people want to take another meeting to review the procedure.

Chairman Pitman stated that there were a few changes that Mr. Harrington was going to type up and get it back out to the Board members. It will take out some of the gray area as to who decides what the value is on items.

Selectwoman McHugh stated that she had a couple of things. After listening to Ms. Dionne about the mail, there are a lot of complaints about our mail system. Is there someone that we could talk to?

Vice Chairman Robertson stated that one of the things that he found out that he didn't realize is after he had complained about one of the things that she complained about and that was getting mail from other towns and he couldn't understand how that was happening. He didn't realize that a lot of the mail is presorted apparently at the Manchester central facility before it ever gets to Deerfield. Stuff that goes into PO boxes apparently the folks at the post office handle but some of the rural route or whatever they are calling it now, comes presorted and prepackaged so to speak, for the carriers and that is apparently where the problem is. Our local folks certainly know that Raymond, Nottingham and Northwood mail shouldn't be on their truck. They apparently get flats and they are sorted into bundles.

He thought that they had to look a step further beyond the local post office and he wasn't sure at all how they would go about taking that step.

Selectman McGarry asked if they could look towards the regional office to which they asked John to tackle.

Selectwoman McHugh stated that regarding the cascade system, she stated that she talked to the guy that worked on it and he said that it does have a value. He wasn't sure how much, without having the paperwork. She also stated that she was talking to somebody that said there was a state fire surplus up at the state that the town could list that and maybe another fire department could purchase it for their fire department. She didn't know if that was something that the town wanted to look into.

Board members agreed that they should definitely look into that option.

Selectwoman McHugh also brought up the fire truck at D-Town, the forestry truck. The town basically doesn't own it, the state does. She stated that it is sitting out there. She didn't know if it were waiting for parts or something. She asked if they could just bring it back and at least get it under cover.

Chairman Pitman stated that he was glad that she brought it up. He did a little homework and it has been sitting there since September 22nd. It's been through three storms and the cold weather. The report he got was it is definitely owned by the state and they could take it from the town if they saw the neglect of it not being taken care of. It was and is in excellent shape for its age.

Worse than that, the word on the street is it needs brakes. Last October it was gone through by O'Neal Auto and took the time to take the tires off and check the brakes and everything was fine and it hasn't been 100 miles since that was done.

So, there are two stories floating around but they need to get it under cover. There is a bay at South Station. Supposedly, there is a two-day turnaround for parts for that truck if it needed them and it's been sitting there for two months.

Selectwoman McHugh stated that she would like to see them get it back under cover until they could get parts. She stated that she did talk to the Chief and he stated that all the tanks and pumps are empty.

Chairman Pitman stated that it didn't need to be sitting out. It didn't look good anyway.

Selectman McGarry asked if there were a bay available at the station at the fairgrounds to which Chairman Pitman stated that there is a heated bay at South Station that it could go in.

Vice Chairman Robertson stated that the Board should send a message to the fire chief that they would like to see that truck under cover at South Station in a heated bay as soon as possible.

It was also stated that they need to find out what it really needs by O'Neal Auto since he did it last. All the other trucks went to Liberty but they didn't want to touch that one so it ended up down there.

Citizen's Comments:

Ms. Cady – Old Centre Road

She was reminded when Mr. Searles was talking that there is state law that said that people could pay the taxes on somebody else's property. When the town was going to foreclose, they could come forth and pay the bills. She did know that there is a process in tax law for people to pay. She thought it was in RSA 76, in that area.

She stated that she would like to correct Ms. Dionne, since it was a public meeting, there will be minutes.

They had a building on her property and she asked for it to be moved. They went to the Board of Adjustment, which decided no, they couldn't keep a building on her property. She stated that she wasn't asking that they move it the 37 ½ feet, she was just simply asking that it be moved off her property.

The second complaint was because they decided to divert the water from their property to Ms. Cady's property and conservation law requires when a person is going to dredge and fill, that they need to get a dredge and fill permit, which they didn't have.

She didn't think that there should be things in minutes that are wrong and if you check the record, you will see that they went to the ZBA and there was a proper hearing and they were told that they couldn't have a variance for a building on somebody else's property.

There is just something about the mail. When they started renumbering roads, Old Centre got a bunch of new numbers and she gets a delivery at least once a week for Aaron because he was "32" and he is now "28". Either he's lazy and hasn't told the company that he has a new address and it's pretty simple. All she does is say to UPS and FedEx is its next door and they get so that they smile and go next door.

She stated that she missed a court hearing because the post office delivered her notice of oral arguments to “Change of Address” which takes two weeks to come back. When she had a complaint, many years ago, she called Stu Brown at the Goffs Falls post office. He was head of the postal division in New Hampshire and it got corrected.

There must be somebody now, Stu has retired, that also takes the complaints for this region and she believes if they call the Goff’s Falls administration, they would get that information.

It is a pain when your address is changed and she knows that as well as anybody.

Motion: Vice Chairman Robertson moves to adjourn at 6:12 p.m.

Second: Selectman Shute

Discussion:

Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries

Next Meeting: Monday, December 10, 2018 at 5:30 pm

*The Minutes were transcribed and respectfully submitted by Dianne L. Kimball, Recording Secretary
Pending approval by the Board of Selectmen*