

I. CALL TO ORDER at 6:00 pm in the basement meeting room of the Fremont Town Hall. Present were Selectmen Gene Cordes and Leon Holmes Sr; and Town Administrator Heidi Carlson. Resident Bob Collins was also present. Brett Hunter arrived at 6:08 pm.

At 6:02 pm motion was made by Cordes to enter non-public session to discuss a tax hardship matter pursuant to NH RSA 91-A:3 II (c). Holmes Sr seconded and the roll call vote was approved 2-0; Holmes Sr – aye; Cordes – aye.

At 6:20 pm motion was made by Cordes to return to public session. Hunter seconded and the roll call vote was unanimously approved 3-0; Hunter – aye, Holmes Sr – aye, Cordes – aye.

Motion was made by Holmes Sr to reduce the interest on the 2011 tax liens for parcels 01-066 and 01-067 by 2/3 if the principal amounts can be paid within the next two weeks. The vote was approved 3-0.

Mr Collins left the meeting at 6:25 pm.

Selectmen and Carlson rose for the Pledge of Allegiance.

II. ANNOUNCEMENTS

The auction will take place on Saturday April 26, 2014 beginning at 10:00 am at the former Spaulding and Frost site. The land only lots portion will take place at 11:00 am at the Town Hall.

III. LIAISON REPORTS

Planning Board meeting of 16 April 2014 – Hunter reported that the Beede Spaulding plans were signed. The owner of Fremont Storage was in to request to sell a vehicle from his lot on Main Street.

Zoning Board of Adjustment meeting of 22 April 2014 – Holmes Sr reported that the Pitkin application had been heard this week, and a lot of discussion about how the excavation would affect the area, as well as wetland and watershed concerns.

IV. APPROVAL OF MINUTES

Selectmen reviewed the minutes of 10 April 2014. Motion was made by Hunter and seconded by Holmes Sr to approve the minutes as written. The vote was 2-0-1 with Cordes abstaining as he was not at the April 10th meeting.

The minutes of 17 April 2014 were tabled for the next meeting.

V. SCHEDULED AGENDA ITEMS

At 6:30 pm Selectmen went out to the front hall steps to meet with Chris Kania and Chuck Minasalli of KTM Properties to review their proposal for the work on the stairs. The KTM proposal was the most economical for the comprehensiveness of the ideas presented. The Board asked several questions and there was discussion about how to work the stair repair along with the feathering of steps into the timber walls on either side.

Selectmen felt that the stairs needed to be replaced given their age and condition. The non-skid plates will be removed and reused. After discussion of the options, KTM agreed to do the full replacement of the stairs with reinstallation of the treads and replacement of the side wall timbers and top timber along

the parking lot, for a total of \$3,000. They also agreed to do a railing upgrade at no additional cost. They were thanked for their time and Minasalli will forward a new proposal for the Board to review and sign to proceed with the work.

For the record, the proposals received last week by the deadline included the following:

Dzioba Construction – detailed proposal for replacement of stairs and railing with the base price of \$6,450; option for granite stairs add \$2,622.

KTM Properties – several detailed proposals beginning at \$950 for repair work, and a full replacement base price of \$3,000.

Peter Porter – no details, estimate to redo steps for \$1,100.

Minasalli said that the stair work would take up to a week, and may be coordinated such as to use the slower days of building use (Monday and Friday). He is also looking out to schedule the work encumbered from 2013 to replace the wood and painting in the front entry way.

At approximately 6:45 pm Minasalli and Kania left the site and Selectmen and Carlson returned to the meeting room.

6:45 pm Public Input - None

7:00 pm Department Heads

Richard Butler came in to the meeting at 7:05 pm. He told the Board that the forestry truck (Tank 1) is leaking. He is going to price out a poly tank potential replacement (1,100 gallons).

Butler then discussed the two quotes received for a LP12 refurbished unit. One is from Physio Control and the other from BoundTree. There was discussion about the Town's Purchasing Policy that any purchase over \$5,000 be put out to bid. The recent updates to the Purchasing Policy would allow use of a single quote for a sole-source vendor, or other special considerations. Selectmen discussed the two quotes received and the special considerations around this specialized piece of equipment. The Physio Control quote is \$8,442.75 and Bound Tree is \$11,285.00. Butler will return with the quotes and a Purchase Order.

Butler then advised the Board that the Kubota tank is mounted and ready to go.

At 7:15 pm motion was made by Cordes to enter non-public session to discuss a personnel matter with Chief Butler in accordance with NH RSA 91-A:3 II (c). Holmes Sr seconded and the roll call vote was unanimously approved 3-0; Hunter – aye; Holmes Sr – aye; Cordes – aye.

At 7:21 pm motion was made by Cordes to return to public session. Holmes Sr seconded and the roll call vote was unanimously approved 3-0; Hunter – aye; Holmes Sr – aye; Cordes – aye.

It was decided that Butler would repay the Town for wages paid while he was in the hospital to include ½ of his bi-weekly salary for two payrolls and ¼ for the third payroll.

Butler asked the Board about retaining the Police Expedition that is slated for trade in, for use within the Fire Rescue Department. Selectmen discussed this and felt that the vehicle was being disposed of because it is not road-worthy and needs significant money to repair it.

Chief Butler left the meeting and John Millett came into the meeting at 7:25 pm.

Selectmen met with John Millett who is the recommendation to fill the vacant maintenance position with the Town. Millett discussed his background with the Board and his interest in the position.

Based on the recommendation, Cordes moved to hire John Millett at \$14.00 per hour for the maintenance position for a six month probationary period. The Board discussed revisiting the position pay rate in six months after the probationary employment review. Holmes Sr seconded and the vote was approved 3-0.

Millett left the meeting at approximately 7:45 pm.

VI. OLD BUSINESS

1. Policy Review was set aside to a future work session in a few weeks.
2. The Auction will take place this Saturday, 26 April 2014. It will begin with the former Cooperage lots at 326 Main Street at 10:00 am. Following that portion, Selectmen will return to the Town Hall for the balance of the land only lots. It was decided to recess this evenings meeting to Saturday morning at 9:45 at the site, and that all Board members will be in attendance. As a backup plan, Cordes moved to authorize Hunter to sign documents on behalf of the Board on Saturday morning. Holmes Sr seconded and the vote was approved 3-0.
3. The cruiser leasing information was reviewed again. Of the two low quotes, Tax-Exempt Leasing has an extensive contract that will cost more in legal services to have reviewed than the approximately \$200 additional than the Ford interest rate. Selectmen reviewed all four quotes and a motion was made by Cordes to finance the two cars with Ford Motor Credit given the cost and known history with Ford Motor Credit, as well as the fact that the agreement has a non-appropriation clause and cannot be called in advance of the one year note. Hunter seconded and the vote was approved 3-0.

Selectmen further authorized the payment of \$25,000 to Irwin Motors as a down payment that has already been removed from the Capital Reserve Fund. The Board authorized Town Administrator Heidi Carlson to execute the paperwork with Ford Motor Credit for the application form and lease arrangements.

VII. NEW BUSINESS

1. Selectmen reviewed the payroll manifest \$19,458.45 and accounts payable manifest \$23,485.28 for the current week dated 25 April 2014. Motion was made by Holmes Sr to approve the manifests. Cordes seconded and the vote was unanimously approved 3-0.
2. Selectmen reviewed bills and invoices for payment.
3. Selectmen reviewed the folder of incoming correspondence.
4. Cordes moved to approve a Land Use Change Tax Warrant for parcel 03-015.001.087 in the amount of \$2,142.85. Hunter seconded and the vote was unanimously approved 3-0.
5. Selectmen reviewed and signed a Yield Tax Warrant for the 2013-2014 tax year on parcel 03-003 in the amount of \$27.50.
6. Selectmen reviewed and approved a Veteran's Tax Credit in the amount of \$500 for an eligible widow on parcel 03-002.002.14B.

7. Selectmen reviewed a 2013 abatement on parcel 02-077.002.011 located at 16 Emerson Drive. The Assessor's are recommending a reduction in assessed value of \$7,700. Based on the Assessor's recommendation, motion was made by Holmes Sr to approve the abatement. Cordes seconded and the vote was unanimously approved 3-0.

8. Based on the vote taken last week, an abatement was presented for Board signature on Parcel 05-037 in the amount of \$1,658.94. Selectmen signed this abatement form and the homeowner's payment has been applied, paying off the 2011 tax lien and beginning on payment of the 2012 tax lien.

9. Selectmen reviewed a request for recommendation letter from Denny Wood for his time as the Town's Interim Police Chief. Selectmen discussed the details of a letter and will review for final signature next week.

10. Selectmen authorized Hunter to sign the application form for THG Corporation for credit for the Highway Department to be able to buy parts for the backhoe without having to travel all the way to Concord.

Chief Butler returned to the meeting at 7:50 pm with a Purchase Order for the LP12 purchase. As discussed earlier, there are two attached quotes, and the PO is for Physio Control for the lower quote of \$8,442.75 to include the unit, spare batteries and the vendor is also including paper and defib pads. There are a limited number of vendors for this specific equipment as the Town wants to maintain the same brand of equipment as our contracted Ambulance in Raymond, neighboring towns, and Exeter Hospital ALS for continuity of patient care.

Selectmen reviewed the purchase order and quotes, and signed the purchase order for \$8,442.75 to Medtronic / Physio Control.

VIII. NON-PUBLIC SESSION NH RSA 91-A

At 8:10 pm motion was made by Hunter to enter non-public session pursuant to NH RSA 91-A: 3 II (c) to discuss an interest abatement for hardship. Cordes seconded and the roll call vote was approved 3-0; Holmes Sr – aye; Cordes – aye; Hunter - aye.

At 8:15 pm motion was made by Cordes to return to public session. Hunter seconded and the roll call vote was unanimously approved 3-0; Hunter – aye, Holmes Sr – aye, Cordes – aye.

Motion was made by Holmes Sr to reduce the interest on the 2011 tax lien for parcel 01-074 by 2/3 if the principal amount due can be paid by June 30, 2014. The vote was approved 3-0.

The next regular Board meeting will be held on Thursday May 1, 2014 at 6:00 pm.

IX. ADJOURNMENT – by 9:00 pm

At 8:30 pm, with no further business to come before the Board, motion was made by Holmes Sr to recess the meeting to 9:45 am on Saturday April 26, 2014 at the former Spaulding & Frost Cooperage Site at 326 Main Street for the auction. Cordes seconded and the vote was unanimously approved 3-0.

At 9:45 am on Saturday April 26, 2014, Selectmen Hunter, Holmes Sr, and Cordes convened at 326 Main Street near unit 4 for the Town's auction of condo units 4, 5, 6, 7 and 9 on parcel 03-037.000. St Jean Auctioneers conducted the auction. Present were several bidders including several representatives from

St Jean Auctioneers, Jim and Jay St Jean, Bruce Messier; several representatives from KTM Properties, Gary Waters, Tom Nesbit, Fire Chief Butler, FF Eben Bond, and Town Administrator Heidi Carlson.

Cordes moved to have Chairman Hunter sign the Purchase & Sales Agreements at the conclusion of the auction. Holmes Sr seconded and the vote was approved 3-0.

The auction took place with results as follows:

03-037.000.004 sold for \$6,000 to Environmental Restorations Inc
03-037.000.005 sold for \$11,000 to Thomas A Nisbet or Assigns
03-037.000.006 sold for \$9,000 to KTM Properties LLC
03-037.000.007 sold for \$19,000 to Thomas A Nisbet or Assigns
03-037.000.009 sold for \$25,000 to Gary Waters or Assigns

At 11:00 am the meeting returned to the Fremont Town Hall. Selectmen, Carlson, representatives from St Jean Auctioneers, and several members of the public were present.

The auction of the land lots took place with results as follows:

02-009.001 sold for \$500 to David Bragdon or Assigns
03-107.001 sold for \$100 to Scott and Michelle Wason
07-101 and 07-106 sold together for \$100 to Wendy German

Buyers for each of the lots completed a Purchase and Sales Agreement and Deposit Receipt with an original provided to each buyer and the Town, and a copy to the Auctioneer.

With all paperwork completed, Cordes moved to adjourn the Board's meeting at 11:30 am. Hunter seconded and the vote was unanimously approved 3-0.

The Board's next meeting will be held on Thursday May 1, 2014 at 6:00 pm.

Respectfully submitted,

Heidi Carlson
Town Administrator