

TOWN OF LISBON, NEW HAMPSHIRE

SELECTMEN'S MEETING MINUTES

04/28/14

SELECTMEN PRESENT: Conrad Farnham (CF), Donald Butson (DB), and Stephen Knox (SK)

SELECTMENT'S OFFICE: Gregory Colby (GC) Suzanne Tavernier

CF-(2:00)Made motion to open meeting SK 2nd so voted all

MEETING WITH MEMBERS OF SHARED MINISTRIES:

John Trumbull (JT) Thomas White (TW) Robert Merserve (RM) James Elliott (JE) And Rev. Lynn Winters (LW)

DB- Said we will have John take the lead on this issue

JT- Said in 2013 the Brick Church was removed from exempt status, has not continued to be used in manner to be a qualified exemption

LW- Define how you consider qualified use

SK-Asked John what is the State position, I have done a little reading but what is the State's position

JT- RSA refers to continued use, training or other religious purpose, purpose which exemption established

TW-We maintain it, mow lawns but no service last year

LW- I guess, it depends on how you use the word religious purpose

JT- It has to be occupied, for religious purpose

LW-Something like a lunch at the White Church that would be a religious purpose, fellowship. The Church's prospective is the church is present to help in community whatever that may be, storage for nonprofit such as Main Street, storage in the nature of what we do things need to be stored. Such as everything for the Choir, we currently don't have a Choir have stored items for it

SK-Lynn to be clear we are talking about the "Brick Church", just wanted to clarify that you spoke about the "White Church" and we are here in regards to the "Brick Church"

LW- I was giving example. The other piece of this issue is there was no communication from the Town what so ever, not until the bill arrived. That seemed in appropriate to me

JT- Said I agree with that

CF.
DFB
SK

LW- If we had been contacted by the Assessor, we would not have shut off the water, would have scheduled service, if we had the conversation before now we would not be here today

DB- It was my understanding there had been communication about the lack of services at the Church

JT- Currently being used for storage that does not qualify for the exemption

JE- I think the Town needed to communicate, this all falls down to lack of communication from Town. The only communication we received was the bill

SK- The tax bill was the first you knew of this?

LW- That arrived in December

SE-We have heard nothing since, then the certified that arrived last week

TW- The Town made a mistake, we are a small community and there has been no communication. Who is responsible? Who should have contacted the Church? I don't want excuses, who.

JT- I will take the blame

TW-There has been no communication and there should have been

DB- I agree

SK- Just to make it clear, we are a new Board, we are reaching out now

TW- I understand I am not blaming

LW- Had these questions been raised assuming the building is not being used, we could have two services scheduled, would have been able to do that, instead we are looking at the back end of a tax bill

SK-Have you done anything in the building

LW-No there is not heat or water

TW- Could be usable in another month

LW- The building can be used

DB-You should have been notified, given the opportunity. We will find if legally that will satisfy the exempt status. If we find out that is not the case we need to protect the Town's interest.

LW- I would prefer to suggest two services a year

JT-Need to check if needs to be used for service or general service

LW- We are using it during Lilac, we are holding a fundraiser on the front lawn. A fund raiser for Church is a religious purpose; I think we are using it.

SK- We need to get a clear understanding, if use can be outside or interior use.
We need to get a clear understanding

LW- An acceptable definition of religious use, there has to be some way to
incorporate the building's use in a productive way

DB- Believe me we did not want to go after the church, trust me that was not our
intentions

TW- What we need to do in regards to reclaiming church, fix the interior for other
use. There is a large amount of properties around town that are under used

SK- I agree, we need to look at the RSA, it says "Shall" we need to see how is
has to be utilized

TW- I don't disagree with anything but the non-communication

SK- I agree

DB- I agree. We have to talk to each other, DRA and see where we are

SK- We need to see what we can do, we understand the past issue, but moving
forward we need to see what we have to do in regards to the RSAs

DB- We will respond in writing

TW- What kind of time frame are we talking

DB- I think 30 days is fair

JE- What about the interest on the current tax bill

SK- Made a motion to suspend all interest until resolution DB 2nd so voted all

JE- What about the current tax bill

SK- We need to work on determining the legality of it, not currently being used as
intent

DB- If the RSA says you shall, we have to look at that

JE- Looking back on use, we can't afford this tax bill and if can't go back

JT- Have the church filed the A-9?

LW- Short answer no

DB- Thanks for coming in

SK-Yes, Thanks we will be getting back to you

DB- Requested that all future all phone call discussions or meetings be followed
up in writing we need an audit trail

JT- Agreed to follow up in the future

SK- Asked JT where do we go from here, and suggestions

JT- Ask the DRA for some direction, the Board has the ability to abate

GC- The Board can abate, if the three of you feel that is a direction the Town should go

CF- I think we should have the health officer go through the building.

GC- Suze can you contact Jo-Jo and see what the DRA's thoughts are in regards to holding two services a year for qualification of exempt

ASSESSOR: JT- Said I have a completed application from Bishop Farm, for easement for the Boards approval

DB- What is necessary for us to do

JT- They have a completed application, they need to send Town a check. Then it is sent into registry of deeds

SK- What does this do to the property?

JT- It reduces value of barn, about half

DB- Also why we have you here, there was something Jenny brought up about abatements

SK- Can we have the complete figures in on these abatements

DB- We have these abatements put in front of us to sign and we don't see the total dollar amount

JT- I can do that, I will make sure everything is calculated out

SELECTMEN BUSINESS: DB- Made a motion to accept minutes as written, CF 2nd motion, so voted all
Board reviewed and signed manifests, gravel intents, timber warrant

MEETING WITH DCI:

Present: Henry Kober (HK), Chris and Wendy

GC- What precipitated this meeting is my phone call to Henry. We had a phone conversation regarding the upcoming Deed, to figure out a plan to make things current

HK- Is there a possibility to look at the interest charges and there are some questions regarding water and sewer bills. Would like to know if there is something the Town would be willing to do to lower interest.

SK- These taxes go back to 2011

GC- I have a printout from today, the 2011 outstanding is \$26,264.82

Wendy-Made a comment on the increase of interest after it goes to Lien

GC- Statutory, how the Tax Collector has to do it. Once in Lien the interest goes from 12% -18%

SK- Have you made any payments since 2011

Wendy-August 2013 we made payments of around \$ 30,000.00

SK- What about water/sewer bills

Chris- We have questions about the water & sewer side of the bills, there is water that never hits the sewer side.

GC- Henry and I had discussed that as well

SK-What happens to the water than

Chris-Most escapes through steam, some turns into a diluted form of glue. The boiler is the big one

Chris- Had some question about the meter readings. He looked at previous and current reading and noted that there were questionable readings

GC-Reviewed the readings and spoke on the current discount already received by DCI in regards to the wastewater side of their bill

The Board and Greg looked at the readings in questions

GC- Looking at the Taxes, Penalties and a like, going forward do you have a plan

HK- Our Company, financially struggling. We know we have an obligation to pay. My question is about the interest, the rate is the same you are charging everyone and it is a significant part of the overall bill. Interest rates have been pretty flat over the last few years

GC- I will tell you the Town is struggling as well to meet day to day obligations. The interest rates are set by statue. You need to bring 2011 current and to come up with some way to make the remaining current, otherwise we will be here next year doing the same thing.

DB- We want to work with you but the outstanding has gotten out of hand. We need some assurance we won't be back here next year

HK- We will address the 2011 immediately

SK- Our hands are tied as far as RSA states, the State mandates that on us. When was the last time you approached the Board

HK-Never

DB-Do you have a plan

HK-Yes

DB- Do you want to share it with us? When? The plan would be to pay off 2011 next month, Deed date May 19th Is that your intentions

HK- Is there anything you can do to eliminate any of the interest, that's why we came in

GC-Going forward do you have a plan for the 2012 lien, make current going forward. Having a plan in place makes it more palatable to the Board to work with you on interest. The town is in a cash crunch as well, for a Town to have to borrow in February is almost unheard of. The Town bares all the responsibility to collect taxes to pay school and county.

HK- I wouldn't expect to get a reprieve on the taxes, just looking at interest

DB- Come to us with a plan, payments on monthly bases. It doesn't make sense for us to forgive interest now if we are going to be in the same place next year.

The Board thanked everyone for coming in

SK- I think upon receiving a plan, but we are handcuffed by the States RSAs

DB- I would be in favor of a break for business but

SK- I agree, not on the old outstanding but moving forward

GC- It is a slippery slope, but worth talking about

SELECTMEN'S BUSINESS

Board reviewed letters to be sent out on issues covered in prior week's meeting.

NON-PUBLIC: (RSA 91:a3) Personnel- DB made a motion to enter non-public SK 2nd motion so voted all

PUBLIC: DB made a motion to accept non-public minutes of 04/21/2014 SK 2nd so voted all

Board Reviewed suggested background criteria

SK- Do we want to look at a time frame, how old a case is

CF- Should we take it case by case

Chief Tavernier joined meeting via phone conference call

DB- We are looking at the criteria, is there any time frame on these

JT- In regards to domestic violence and theft they don't hire. DWI is done case by case. The Police Academy treats these issues the same way.

DB- Say there was a theft from many years ago, would that still come into play

JT-There is no leeway with theft and assault. Some items, if they are openly admitted, they are open for consideration. That is the difference between a poly

and non poly position. If with a poly they openly admit before poly does not disqualify, but if does not admit it before poly then it comes out, disqualified. Would consider Police Standards high, the Board has the ability to be more relaxed

SK-So in your opinion we could look at it case by case. Is there a liability associate with that?

JT-More of a liability if you know there is a concern, record and it happens again. Also puts fire fighters in a predicament, if something goes missing and there is a record.

Phone Call ended

DEPARTMENT HEAD-TAX COLLECTOR-Jennifer Trelfa reviewed with the Board properties up for Deed in May.

SK- Thank you for bringing it to our attention

JT- No offence prior tax collector, but things were not always done by the book.

So, I get questioned why we are doing it this way now. I tell them it's the law.

I also have a refund request for a water and sewer bill that was paid twice.

The taxpayer came in with receipts from last year, it was not in the system, so his bill went into lien. He is getting a refund, and is looking for some kind of interest as well.

DB-How long was money held

JT- Two weeks

SK- It's not like we made money from it

JT-I would like to have Mark write the check tonight and have you sign off if that is ok with you.

SELECTMEN BUSINESS: Board reviewed information on Lucas property South Main Street.

CF- I feel they have started and he is working on it

SK- Stan has requested a plan and has not received it, this has been going on since last September.

DB- I think we need to send a letter requesting to hear from him either in writing or he can attend May 12th meeting.

Board requests a letter be sent to Mr. Lucas

SK- Did CF get a chance to look at roof on chemical feed building or Bonnd about the roof

CF- No, I have not been down there yet. I have looked at the other roof and that appears to be ok.

SK-So not going to create water issues

CF-No, and about the chemical feed building I will go down and measure and see what we need

SK- Have we heard anything about the Life Squad by-law update. We can set up a meeting with the Life Squad and George. Maybe set up a meeting in May
DB- I agree

DB-Two other things, in regards to replacing the Welfare Officer. We need to address that soon.

ST-JT will be working until the first of July

DB- So he can work with his replacement, have him shadow him. The other thing is the meeting with Main Street regarding Lilac time, are we having them come in next meeting. It is coming right up

ST-Will set it up for next Monday's meeting

DB-Made motion to adjourn SK 2nd so voted all
