

TOWN OF CAMPTON BOARD OF SELECTMEN

MEETING MINUTES

Monday, September 23, 2024

Board Attendees: Sharon Davis, Dan Boynton, Karl Kelly, Mort Donahue, Craig Engel

Town Employees: Kate O'Connor, Michelle McCaleb (recorder), Ron Farnsworth

Public Attendees: Rebecca Farnsworth, Ron Goggans, Paula Woodward, Sarah Kulakovich

Call to Order: Chair Boynton opened the meeting at 4:30 p.m.

Walkthrough

There was a walkthrough of the buildings by the Board. No material was discussed, and deficiencies of the building were noted (see Exhibit B).

Budget Overview & Town Office Budget

Kate presented her strategic plan for the following year which included Board priorities and additional funding areas. The Board asked questions throughout to ensure clarity.

Selectman Davis made a motion to go into a non-public session in accordance with RSA 91-A:3, II (c) & (e) at 5:06 p.m. Selectman Donahue seconded the motion. The roll call vote was as follows: Selectman Boynton, aye; Selectman Donahue, aye; Selectman Davis, aye; Selectman Kelly, aye; Selectman Engel, aye.

The Board came out of non-public at 5:42 p.m.

Upon a motion made by Selectman Engel and seconded by Selectman Davis, the Board unanimously voted to seal the non-public minutes.

Privilege of the Floor

NONE

TA & Department Heads' Reports

The Board reviewed the provided reports and TA O'Connor brought forth a notice to the Board and asked them for guidance, which they offered. Chair Boynton asked if Bergren Cliff would have support from Cathlin Lord for the upcoming Planning Board meeting. It was decided that she would be asked to attend either in person or on Zoom.

Board Topics and Committee Updates

Selectman Engel stated that the Planning Board was excited to meet and work with Bergren Cliff, the new Planning, Zoning, and Assessing Coordinator.

Selectman Donahue updated the Board on a meeting he and Selectman Kelly had with a few property owners of Eastern Corner Road. TA O'Connor also provided information she had received from Eric Grenier at HEB Engineers and stated that she would be filing a complaint with DES.

Selectman Davis believed that Blair Bridge needs to be painted. She also mentioned some concerns she had regarding the State Primary Election Day and a discussion ensued.

Selectman Kelly debriefed the Board on the recent CIP meeting and a discussion ensued.

Ron Goggans provided an overview of the recent LSCCD meeting and their plan.

Consent Agenda

Selectman Kelly made a motion to amend the September 9, 2024, public minutes as presented (Exhibit A).

Selectman Donahue seconded the motion, and it was unanimously approved. Selectman Davis made a motion to approve the consent agenda. Selectman Kelly seconded the motion, and it was unanimously approved.

Apparel Impact

TA O'Connor provided the Board with an overview of Apparel Impact's purpose and mission. Selectman Davis stated that drop-off clothing bins are available at other locations around Town and the Town already has limited space. Chair Boynton suggested forwarding the information to Thornton as an additional company option. The Board, in agreement, denied the request.

Volunteer Application Form

Chair Boynton reviewed the application. The Board decided to invite the individual to the next meeting to have a conversation with them before making a decision.

Community Room Lockup

TA O'Connor explained the situation and a possible solution where the Selectmen rotate locking up for a month. Chair Boynton suggested a keypad for the side Community Room door, however, unless someone can commit to locking and unlocking the doors for after-hour meetings, the Community Room might need to have limited hours. Utilizing the Police Department to help with lockup was brought up, but Michelle stated that they cannot be relied on for every meeting. TA O'Connor stated she will look into the cost for a keypad and Chair Boynton stated that the Board can always be reached out to for help with lockup.

Mechanical Epoxy Solutions

TA O'Connor provided an update to the situation and Ron Farnsworth, Road Agent, added additional details. The Board had no questions or comments.

Oil & Propane Bid

TA O'Connor provided an overview of the request. Selectman Davis made a motion to approve Dead River Company for the oil and propane bid. Selectman Kelly seconded the motion, and it was unanimously approved.

With there being no further business, the meeting adjourned at 6:30 p.m.

Respectfully Submitted,

Michelle McCaleb, Recorder

Exhibit A

Board Topics and Committee Updates

Paragraph 1 change as follows:

Selectman Davis stated that it is imperative that the Town schedules a joint meeting with the Towns of Thornton and Ellsworth with regards to the Intergovernmental Agreements for the Fire Dept. and Transfer Station. There was a slight confusion as to who was to schedule the meeting. Selectman Davis volunteered to reach out to Thornton and Ellsworth and schedule a meeting as soon as possible.

Paragraph 4 would like to add after Selectman Kelly's comments:

Selectman Davis pointed out that the Selectmen received a Thank you note from a resident on Lindsley Circle who was very pleased with the road improvements that the Road Dept had recently completed.

Cemetery CD

Revise wording after statement by TA as follows:

Selectman Davis recommended taking \$4,500 to pay for the cemetery survey and reinvest the balance. The Board agreed with Selectman Davis' recommendation.

Volunteer Application

Reword as follows:

Selectman Davis recommended that the Board take the volunteer application under advisement and the Board agreed.

Exhibit B

Building Walk Through
9/23/24

Municipal Building

Community Room -

- Water stains in ceiling panels by kitchen
- Needs painting
- Needs water cover over hole in closet
- Air returns need cleaning
- Photocopier needs to be replaced

Rest rooms

- Air returns need cleaning
- Bathrooms are very cold

Selectmen's Office

- A lot of lights are out
- Ant problems - ants in wall
- Appears slab has settled - there is cracking in the walls
- Needs painting

Cayla's office

- Ants and molding on exterior wall

Kate's office

- Needs Painting
- Floor needs to be repaired where mapping cabinets were stored

Park & Rec

- Mapping cabinets need padding to prevent floor damage

Exit Door

- Exterior ceiling needs to be repaired and painted

Hall way

- Water stains in ceiling panels

IT Room

- Cleaning vents

Lunch room

- Ants and spiders
- Water stains on ceiling tiles
- Painting
- Air vents need cleaning

Police Dept

- Balistic glass for Jen's office
- Bathroom toilet does not flush well/smells; door shows wear & tear

Building Walk Through

9/23/24

Backdoor - there is a gap at the bottom of door where spiders, etc. come into the building

Squad room - bracket missing on supporting desk top & other carpentry items

Backdoor exterior ceiling shows leaking - needs repair and painting

Kristin's office

Outlet has a burn mark!

Office is often cold

Booking room

Handicap handle needs to be repaired

Hallway next to booking room

A wall needs to be constructed with a door for safety - protect rest of building

Highway Dept

Ron needs new Chair and new lighting

Needs a cleaning station

Painting of exterior door and entrance

Shed staining needs to be finished

Fire Dept

Entrance - Vestibule - Doorway needs to be finished where it enters the fire truck bay; new floor

Julie's office

floor needs to be repaired or replaced

Plug holes in ceiling; water stains on ceiling tiles - needs new ceiling

Meeting room

Needs painting

Needs new floor

Need new chairs

Need storage

Need outlet cover on stair well wall leading to attic

Hollow core doors throughout need to be replaced

Ceilings in attic need repair

Basement

By second window there is a leak - may be some foundation issues

Electrical in basement needs to be brought up to code

Stairs need a second stringer

3/4" pipe (fiber) needs support

Roof

Missing screws in metal roofing. Not leaking yet.

Building Walk Through
9/23/24

Exterior

- Outdoor outlet needs cover by rear door
- Broken trim around fire truck doors
- Debris on the west side of building needs to be cleaned up
- Need better gas propane tank storage
- Bare wire hanging out of the back of building by the door!
- Fiber pipe needs to be sealed where it enters the basement.

Dumpster area

- Needs new fencing

