

UNAPPROVED
Candia's Virtual Selectmen's Public Session Minutes
May 12th, 2025, 6:30 pm

Note: Individual roll call has been taken after each motion.

6:30 pm Chair Brien Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

Attendance: Chair Brien Brock, Selectman Patrick Moran, Selectman Boyd Chivers, Selectman Stephanie Helmig, Selectman Susan Young and Town Administrator Amy Spencer.

Approval of Minutes: Public session minutes of April 14th, 2025.

Motion: Selectmen Moran made a motion to approve the April 14th, 2025, Public Session Minutes as presented. Selectman Chivers seconded. Selectman Helmig abstained. Motion carried by a vote of (4-0-1).

DEPARTMENT REPORTS

Highway: Road Agent Wuebbolt read the report. Selectman Chivers stated he received a complaint about a mudpuddle at the end of Kayla Drive and asked if it could be looked at. The Road Agent said that development drains out towards Chester Road and sits in a holding pond until it dries. He agreed to look at it and will also meet with the owner regarding the Pine Ridge Drive complaint received. Selectman Moran mentioned the area of 426 New Boston Road is ponding up onto the pavement and questioned if there is a culvert. Road Agent Wuebbolt explained there is a stone drain under the road and he is looking into adding a culvert there this summer. Selectman Helmig revealed there is water from the cul-de-sac on Fieldstone Lane ponding over. Road Agent Wuebbolt agreed and noted that he is aware of it.

Police: Tabled. Selectman Young questioned the Chief regarding the ACO position and mentioned that she has received complaints about not having one at this time. Selectman Helmig asked if the issue with the trespassing at Candia Springs has been resolved. The Board waited for the Chief to come back from a police call to speak about these subjects.

Fire Department: Selectman Chivers read the report. Selectman Helmig questioned how the inspection went regarding the Firemen's gear with the Department of Labor. Town Administrator Spencer said it is close to being resolved. The Fitts Building is the last building that will be inspected.

Building Department: See attached. The Board received a letter of resignation from Building Inspector Dinsmore with a last date of employment of May 22nd, 2025. The Board congratulated him with his new job opportunity.

Motion: Selectmen Chivers made a motion to accept Building Inspector Dinsmore resignation with deep regret. Selectman Moran seconded. All in favor. Motion carried by a vote of (5-0-0).

Solid Waste: Selectman Chivers read the report and gave updates.

Budget Committee: Selectman Young had no updates, however the Budget Committee would like to start their budget season earlier this year. Selectman Helmig questioned the Ambulance Budget

during the last budget season as many items showed a \$1 place holder, such as for fuel and medical supplies in which they have spent a large amount so far. She had a conversation with Captain Michael Kelley and was told that sometime in the budget process the Selectboard had left \$1 as a placeholder and it would be around a \$30,000-40,000 deficit at the end of the year. She questioned if it was the Selectmen that may have placed that amount if \$1.

Planning Board: Chair Brock said the Committee had talked about some of the Senate Bills that were being discussed at the State Capital in Concord. He attended one of them with the Town Administrator, however he did not have the results of the discussions.

NEW BUSINESS:

Refunds Requested for Administrative Abatements: This topic is in reference to the Tax Administrative Abatements from the Tax Collector.

Selectman Young asked if the Assessor had completed the Abatements. Town Administrator Spencer said they will be completed for the Boards first meeting in June.

Chair Brock stated there are 12 Abatements submitted in the amount of \$10,900.02 from the Tax Collector due to an error causing a conversion issue with some vacant parcels, which resulted with incorrect assessing data. These values were corrected and taxes were abated accordingly. It will not cost the Town any money and it will reduce our receivables.

Motion: Selectmen Chivers made a motion to approve the Tax Collectors recalculated property Tax Assessments from Exhibit 1, and to change the bills accordingly for a total amount of \$10,900.02. Selectman Moran seconded. Motion carried by a vote of (5-0-0).

Selectman Young asked who will be doing the property assessments going forward and if the Town has a contract with a company. Town Administrator Spencer said our contract is with Whitney Consulting and it was recently given to the Selectmen to sign. Steve Hamilton of Whitney Consulting has taken it for review for the approval process and extension of another year. Selectman Young said in preparation of whether anyone knows of other people/companies who do this work and asked if previous Assessor is still doing this for work. Town Administrator Spencer disclosed that two other assessing companies have recently closed and there are very limited Assessors/Companies available. Selectman Young asked if the Town Office could reach out to the prior Assessor to find out if she is still working in this field or not.

Police: Chief Shevlin read the report and gave updates. The Memorandum of Agreement (MOA) has been signed for 287(g). See attached. He feels it is good to have that relationship with our Federal partners. It does not change things for his department, but it gives them resources if they should run into that situation. He believes it is a great tool for our Officers and training.

Chief Shevlin said if any resident needs extra patrolling in their neighborhood or if anything looks suspicious to reach out to their Police Department. They have been dealing with the Candia Springs property lately and in catching people that are trespassing and causing vandalism. There is a lot of liability at the location, and he does not want anyone to get injured including his Officers. If they receive a call and encounter them, his Officers will charge them. He hopes that people are hearing this warning and are paying attention to it, and if parents know their children are there, to make sure they get them out of there. He revealed there are cameras at the property and if they figure out who the trespassers are they will be caught. Selectman Helmig informed the Board there are postings on

social media sites for abandoned places that circulates around on this subject, however this property is not abandoned property.

Selectman Young asked the Chief if he would be open to hiring an ACO as there has been comments on social media regarding a dog that needed to be brought to a location and asking why the Officers are bringing the dog when they are being paid more than an ACO. Chief Shevlin said if an ACO does not have the experience or does not work 40 hours a week or does not show up, it does not do the Police Department any good, and the Officers will still need to assist. Selectman Young said it takes the Officers off their Police duties. Chief Shevlin said he would like to take the rest of this year and into next year to see how things go. Candia has a great relationship with the SPCA and the reason why our Town brings the animals there to allow them to do the research needed. He does not immediately bring the animals to the SPCA, they first try to contact the owners while the animals are hanging around in a holding facility at the Police Department. He said if the Board wants to explore this more they can have a conversation. Chair Brock said he understands the Chiefs reasoning behind it partially because the budget was tight and thought it was a place they could save money.

Discuss/Vote to appropriate monies from the Town Office Building Maintenance Expendable Trust Fund for renovating the floor of the Police Department: Selectman Moran said they will need an approval to take \$3,480.00 for the new flooring in the Police Department from the Town Office Building Maintenance Fund.

Motion: Selectmen Young made a motion to approve the amount of \$3,480.00 for the new flooring in the Police Department from the Town Office Building Maintenance Fund. Selectman Moran seconded. Motion carried by a vote of (5-0-0).

Chief Shevlin said his department is willing to volunteer their time to paint the Police Department. The Selectman asked him to get some quotes for the painting as this is not something they should have to do, however they appreciate it. The Office will give him the names of local painters.

Selectman Helmig asked if there has been any Safety Facility Committee meeting recently. Chair Brock said there has not been any, however NH Executive Council John Stevens will be coming to our Meeting on June 23rd and they will have an opportunity to ask him if there are any Grants available.

Selectman Moran asked the Chief if he received information about when NH DOT will be installing the new flashing light stop signs at the Exit 3 intersection. The Chief said he has not heard of any updates yet, however he will reach out to them.

OTHER BUSINESS:

Dental Plan: Town Administrator Spencer said when Health Trust came to speak with the Employees about their benefits, one of the requests was that there was not enough dental coverage. They have given the different options and the rates involved. See attached. Selectman Chivers asked who would pay for the increase in coverage, the Town or the employees. Discussion ensued. It was decided that the Town Office will find out more information about the costs involved.

NHRS Retirement: Town Administrator Spencer said NHRS is sending her a letter including the cost and timeline involved, and NHRS will place us on their agenda possibly in September. Chair Brock said

this will bring us right into budget season, therefore that might work. Town Administrator Spencer said when the letter arrives, she will place it in the Selectmen's folder for their review. Candia's Police and School currently has a retirement plan with NHRS as well as many NH Town Offices. Discussion ensued.

Sale of Town Owned Property: Selectman Chivers said NH Tax Deed & Property Auctions is creating a poster of Candia's tax map by coloring in the lots they intend to sell outright according to Conservation or tax deeded lots, as each one will require a separate process. Once they receive the poster, they will need to appear before the Conservation Commission, Planning Board and Heritage Commission to present them with the proposed properties to sell and seek their recommendation. Chair Brock said there is no Heritage Commission right now. Selectman Chivers indicated the Committees will need to decide if they want the Town to retain it, and then the Board can decide whether to accept it or not.

Selectman Young clarified that they do not get to keep that money, and they would need to give the extra sale money that they do not owe the Town to the heirs. The town would receive the Tax Revenue, but not the sale price. If a person owes the Town \$10,000 in taxes and the house is \$200,000, Candia does not receive \$190,000. She said that she did not think some people understood this. The Town would only receive the amount of the taxes due. Selectman Chivers said the former owner has a residual interest in the property. The Town would receive more than just the tax and interest as the Board can assess a 5% or 25% in addition to that, however they have always waived it.

Chair Brock said on a positive note, once property is sold, it goes back on the tax roll and it is revenue for them. Selectman Chivers said the Selectman will need to decide at a future date if they want to put this money into the Capital Reserve Account, dedicated to improving the Police Department. Selectman Young said that she would not recommend the Police Department and would suggest the Capital Reserve. The Board had a conversation about the map they will receive from NH Auctions and if it should show the amount owed for each plot before going through the process. Selectman Chivers said they know what the assessed valuation is, but they do not know how long it has been with town ownership. He said it is a very complicated process.

Selectman Young questioned if they need the money for something. Chair Brock said it is not just needing the money, it is cleaning the books up and the Town does not need to own all this property. Selectman Young questioned if they wanted to leave any of the lots for future generations. Chair Brock said no, they want to clean it up. Selectman Chivers said it is a nonperforming asset for the Town.

Library grounds: Selectman Young asked who is in charge of the Library Grounds. Chair Brock said the Library is because it is part of their budget. Selectman Chivers said he had asked Steve Abelson to clean up along the road and to mow all the dead pine there. Mr. Abelson will itemize the bill and they will try to have the Trustees pay for it.

Calendar: The Board verbally agreed to for their next meeting to be on Monday, June 9th, 2025.

- The Town Offices will be closed on Monday, May 26th, 2025, in Honor of Memorial Day.

7:38 pm – Selectman Chivers made a motion to adjourn the meeting. Seconded by Selectman Helmig. All in favor. Motion carried by a vote of (5-0-0).

Linda Chandonnet, Recording Secretary