

SELECTMEN'S MEETING  
Stoddard Town Hall  
July 24, 2023

AGENDA

REGULAR MEETING

PLEDGE OF ALLEGIANCE

**I. Joint Meeting: BOS & Stoddard Con Com**

**Agenda Items for Joint Discussion**

1. **Officially recognize** that we do not need the \$63,000 that was made available as a safety net at the May 2023 town meeting, for the closing of the LBF (which would have been paid back: this is all moot at this point). The con com thanks the voters and residence of this town for their confidence;
2. **To officially recognize** that the purchase of the LBF was done without one cent of taxpayer money: a promise made and kept by me;
3. **Request Letter from BOS acknowledging** this important contribution/opportunity to the town and JFES, made possible by the Stoddard conservation commission;
4. **Boundary Line Adjustment:**
  - a. **The Escrow Agreements** for purchase of encroachments/exclusions were created to reflect action BEFORE the closing. This is all moot now, because we own the land.
  - b. **Follow up action by the BOS is needed:**
    - i. **Background: The discovery of the boundary encroachment** was made when the land was surveyed (a mandatory requirement for the major grants we received). When we brought this to Wilson's attention, he refused to deal with it, forcing me and the town to do it. The amount of my time; the lawyer's fees; and the survey costs justify this money going into the LBF budget. Under normal circumstances, Wilson should have addressed this before the closing, using the \$15K to pay for the expenses and pocketing the difference. **He chose not to;**
    - ii. **Walker is ready** and willing to pay the appraised value of \$10,000 plus \$3,000 for additional expenses for survey, legal costs, etc. **BOS needs to finalize this agreement and collect the money;**
    - iii. **Pollock has verbally agreed** to the purchase: BUT he countered the \$5,000 appraised value with an offer of \$2,500 cash. **BOS needs to finalize this agreement and collect the money;**
    - iv. **The LBF budget** included the combined appraised value of \$15,000 in the "dynamic" LBF budget. As it stands right now, if Walker pays \$13,000 and Pollock pays \$2,500, the LBF receives \$15,500 (\$500 more than appraised value). The money would be used for project costs with the balance going into the Stewardship fund;
  - c. **All the necessary documents** for the BLA hearing (mylars, copies of maps, waiver letter of checklist items, and list of names and addresses of abutters) are ready to go to the Planning board. They need to schedule a public hearing as soon as possible, because once finalized, the new survey map needs to be sent to LCHIP and the USFS;
  - d. **I could use the BOS/Michelle's help** in getting the planning board to address this;
5. **Follow-up grant requirements** have been addressed (or will be addressed once the BLA is complete) for the USFS, LCHIP (a few items pending BLA completion);
  - a. **Michelle: I need your help with the SCC Moose Plate** in sending in required reporting forms, etc.;

- b. All of the Foundations that collectively gave us over \$250,000+ have been notified that their money went for the purchase price and/or stewardship fund and they are satisfied, To my knowledge: no additional action is required:

**6. LBF Stewardship Issues To Be Addressed (a conservation commission responsibility):**

- a. **Schedule Public listening sessions** to get feedback on Stewardship issues: community input is a requirement of the USFS-CFP grant. We have 120 days from the closing date to submit the finalized management plan (the draft copy has been posted on the town con com site since June of 2022);
- b. Need to ID at least one public access point and install a kiosk with info about the LBF and recognition of the USFS, LCHIP, and Moose Plate (see attached photo of the sign used at Robb Reservoir). BOS should be aware of the trail head options and weigh in on any concerns;
- c. **Have the kiosk built and installed** (I have talked to Lewis Shelly who built the kiosk for Andorra at the Pitcher Mtn. trailhead and he will construct and install with my help). It is very attractive and built to last. Estimated cost \$2,000 +/-;
  - i. Motion to appropriate up to \$2,000 for one kiosk (installation to be determined);
  - ii. Motion by:
  - iii. Second by:
  - iv. Vote:
- d. Design material for the kiosk: maps, brief history of LBF, list of activities allowed or prohibited; and logos from the grant organizations (I have the digital logos); get estimates for cost of signs;
- e. Public access issues (main trail head and parking; boat access; trail location; etc. Much of this will be flushed out during the public listening sessions. BOS should weigh in on any concerns;
- f. Private Road Association Fees: this has not been well documented. It is my understanding Wilson refused to pay a fee to the Walker Rd. Assn and balked at paying the Eva Lane Assn. We need to figure out formal access and try to reduce the entry points and potential road fees OR get the two associations to waive the fee (in appreciation for the town's efforts to limit growth AND access via both private roads.

**7. JFES Involvement & Use:**

- a. On July 14, I spent two hours with JFES teachers Maggie Forrestall and Tina Minard introducing them to the property and discussing possible uses. They will "brainstorm" with their colleagues and submit a document of possible uses;
- b. We need to formalize the relationship/involvement with JFES and the SAU, the town and con com, to make sure expectations are consistent with the school, SAU, community, and con com hopes. The BOS and town need to take an active role in this;
- c. The Anonymous Foundation \$12,500 grant for "transportation" or other ways to connect school kids with the LBF.....we need to discuss how this grant will be spent and inform the Foundation of our intended use (they are pretty flexible);

**8. August 19 Celebration and Budget: Approved at the July 5<sup>th</sup> (rescheduled) con com meeting (see attached revised minutes):**

**9. Stewardship Fund**

- a. **Balance:** As of July 17, 2023 there was a **balance of \$124,186.52** in the M & T Bank account;
- b. The Conservation Fund (town account) has \$17,000+/-;
- c. We have approximately \$28,000 in outstanding expenses (a big chunk is an invoice for my professional services that were budgeted for administration, survey, and property assessment report);
- d. **NOT in the bank account balance above is \$75,500+/- in delayed funds:**
  - i. \$60,000 from the Bailey Foundation (a client of mine who lives in Westmoreland), coming to the town in three \$20,000 installments: 12/23; 1/24; 12/24);
  - ii. \$15,500 from encroachments/exclusions from Walker and Pollock;

- iii. We have \$20,000 left on the Bailey Foundation match that we intend to continue to raise funds on that will add to the aforementioned delayed funds of \$75,500;

#### 10. Other Issues

- a. Pioneer Lake Access Rd. Culvert
- b. SPNHF Forever Wild CE needs to be amended (to acknowledge existing PSNH R-O-W access and maintenance needs)

#### **Lastly: Collective Understanding of Status of All Revenue Raised in LBF \$1.5 million dollar campaign:**

- RSA 41:29 specifies “that the town treasurer shall have custody of all moneys in the conservation fund and shall pay out same only upon order of the conservation commission”;
- All of the funds accrued in the conservation commission conservation fund are under the responsibility of the conservation commission and managed by the town treasurer who can only write out checks upon the order of the conservation commission. That amount is approximately \$17,000+;
- **All of the funds raised by the con com as part of the LBF, the gross current expected balance of which is approximately \$199,700+/- were raised privately and did not involve tax payer money** and because of that, the expenditure of these funds does not require oversight by the BOS. The process for managing the funds and authorizing payments from this fund is the same as outlined above.

#### APPOINTMENTS

Compliance Officer –Harry Power - Open Issues and permits

Fire Chief – Open issues

#### TO BE SIGNED/APPROVED

1. A/R and/or P/R Manifest
2. Minutes of 07/17/2023
3. Intent to Deed letter to Tax Collector

#### PUBLIC COMMENT

#### OLD BUSINESS

1. Letter for LBF donors – Discuss action – previously tabled
2. Animal Control Officer Laptop

#### NEW BUSINESS

1. Center Pond Road – Timothy and Rebecca Treat
2. Recreation proposal
3. Trustee of Trust Funds Appointment – Maureen Meyer

#### MISC. CORRESPONDENCE AND CURRENT BUDGET INFO

TOWN ADMINISTRATOR NOTES –

NON-PUBLIC SESSION – if needed

#### ADJOURNMENT

**CONSERVATION COMMISSION MEETING**  
**To Commence immediately following joint Selectmen Meeting**

**Agenda Items for Conservation Commission Monthly Meeting**

**11. Approve Minutes of July 5<sup>th</sup> (rescheduled) Meeting;**

- a. Motion by:
- b. Second by:
- c. Vote:

**12. Follow Up on Successful Closing on 7/7/2023**

**13. Follow up on previous invoices (minutes revised to note who made the motion; who seconded; amount of invoice specified:**

- a. **Invoice dated 6/23/23 for \$120** for Print Samples from NE Art Reproduction (actually reimburse Richard Whitney for this expense);
  - i. Motion by:
  - ii. Second by:
  - iii. Vote:
- b. **Approve dated 7/7/23 Invoice of \$3,000** for expenses associated with artwork and reproduction rights for landscape portrait of the Little Big Forest by Richard Whitney. Whitney donated over 100 hours of professional time to create the painting;
  - i. Motion by:
  - ii. Second by:
  - iii. Vote:
- c. **Invoice dated 7/19/23 for \$500** for Print Samples from NE Art Reproduction for 500 stationary cards (250 in 50 packages of five to be sold for \$15-\$20 each):
  - i. Motion by:
  - ii. Second by:
  - iii. Vote:
- d. **Invoice dated 7/7/23 for \$19,625.00 to Geoffrey Jones for the following (all expenses identified in LCHIP/other grants and previously approved by con com):**
  - i. Assist with Survey work (as rodman and line clearer);
  - ii. Property Condition report (requirement for LCHIP);
  - iii. Successful Administration of LBF (land trusts charge \$25,000+ to administer a project of this size and complexity).
    - 1. Motion by:
    - 2. Second by:
    - 3. Vote:

**14. August 19, 2023 Celebration**

- a. E-invites
- b. Guest list update
- c. Stationary; landscape prints
- d. Budget update

**15. Other business??**

Meeting Adjourned

Next Meeting: August 19<sup>th</sup> Celebration @ Lake Falls Lodge  
August 23, 2023 7 pm at the Town Hall