PUBLIC HEARING & MUNICIPAL OFFICERS MEETING MINUTES

September 4, 2025	Karen James
7:00 PM	Eric Durgin
8:00 PM	Cory Hale

The meeting was called to order with Karen, Corey and Eric present.

Ken Harmon, Beverly Russell, Perry Perkins, John O'Donnell and Sam Dunn were also present.

The board opened the meeting with the Pledge of Allegiance

The Board opened the public hearing:

1. To authorize the Municipal Officers to withdraw up to $39,100 from the Road Reserve account to fund the New Settlement Rd project.
2. To discuss the dissolution of the Public Works Reserve Fund of $81,035.35 and which reserve to move those funds to.
3. To authorize the Municipal Officer to withdraw up to $15,000 from the Building Repair Reserve to cover unanticipated repairs at the Hiram Fire Department.
   The leach field failed over at the department and an exterior door needs to be replaced.

4. To authorize the withdrawal of $20,000 from the Rescue Reserve Fund to assist with the downpayment of the new ambulance.

The Board closed the public hearing at 7:20 PM.

Board approved minutes from August 21, 2025, meeting with the correction of removing the typo of duplicated wording under the Hiram Hill update section.

Address anyone present:

Sam Dunn was present and inquired about the status of New Settlement Road. The Board advised that the project was about halfway done and that grinding would take place around 9/26/25 and the paving would start around the beginning of October.

Marylou advised the Board to add to the agenda discussion on the public hearing items. The Board added the certification of the public hearing to item #4 under new business.

Board signed the previously signed warrants from August 27, 2025, and September 4, 2025.

Hiram Hill Update: The Board reviewed the memo provided from the Code Enforcement Officer. The Board advised to have the wording of absurd corrected to observed. They also advised when Dave does another memo to date it. Lisa updated the Board with the discussion with the Attorney. The Attorney would like to set up an executive session. The Board agreed that this could take place at the next meeting.

F-550 Auction International Ends 9/3/25: Marylou advised the board that the auction on the F550 ended at $21,200. The Board agreed to accept the sale. The Board agreed to authorize Marylou to sign the bill of sale and title to complete the sale.

Review Winter Sand Bid Form: The Board reviewed the edited winter sand bid form. Ken has requested 2500 yards for the south end and Dana has requested 2000 yards for the north end. The Board agreed to edit the bid form to read cost per yard times how many yards needed equals the total. Marylou will put the bid out to the standard bidders.

Road Commissioner Revised Agreement: The Board signed the amended road commissioner contract.

New Settlement Road: Cory brought to the Board's attention that the scope of the New Settlement Road's project has shortened. The work to the road has been shortened by 100 feet. There is an issue where water runs down into Heath and Noami's yard. There is a culvert in their yard that needs to be replaced along with a 3-foot-deep ditch that pitches the wrong way. To correct this Bob Sturgeon will put in a new ditch and culvert. This will include removing 75 feet of a stonewall located on the neighboring property. A letter of approval from the property owner to remove the stone wall along the property but not in front of their house has been received. Heath is going to buy the culvert and work with Bob Sturgeon directly on the work that needs to be done.

Review Offer Emmons Row: The Board received the following 4 offers on the Emmons Row property from the Real Estate Agent:

1.) John O'Donnell offered with an escalation clause, to $200,000, a $25,000 deposit with a close date of 9/24/25.
2.) Theriault / Hilliard offered with an escalation clause to $200,000, a $1750 deposit with a close date of 9/19/25.
3.) Bonjour Residential offered $160,000, no escalation clause, a $5000 deposit with a close date of 10/7/25.
4.) Ken Harmon offered $175,000, no escalation clause, a $5000 deposit with a close date of 9/26/25.

The Board accepted the offer from John O'Donnell. Marylou will inform the real estate agent.

Bullring Rd Complaint: Marylou brought to the Board's attention a complaint that was received regarding a possible squatter on a property on Bullring Road. There is a camper trailer that has been on the property for more than 30 days and no permit has been pulled. Eric went by the property to see if he could tell which property the camper was on. These are undeveloped parcels. Eric could not clearly tell which property the camper was on. The Board agreed to reach out to both property owners to see if they are aware of the camper on site.

Sign Stanley Warrant: The Board signed the Stanley Cemetery warrant.

Offer to Purchase Land – Adjacent to Mt. Cutler: Marylou advised the board that she received an email from a property owner that has 25 acres that abuts the Mount Cutler property. The owner would like to propose an offer to sell 25 acres to the Town for $25,000. We already utilize part of this lot for the Mount Cutler trails. The property owners will be coming to the next meeting to discuss this further.

Certification of the Public Hearing:

1. The Board agreed unanimously to withdraw $39,100 from the Road Reserve account to fund the New Settlement Rd project.
2. The Board agreed unanimously to dissolve the Public Works Reserve Fund of $81,035.35. The Board agreed unanimously to move $56035.35 into the Fire Apparatus fund and $25,000 into the Parks & Recreation Fund for possible land purchase.
3. The Board agreed unanimously to withdraw $15,000 from the Building Repair Reserve to cover the unanticipated repairs at the Hiram Fire Department.
4. The Board agreed unanimously to withdraw $20,000 from the Rescue Reserve Fund to assist with the downpayment of the new ambulance.

Meeting adjourned 8:00 PM

Respectfully Submitted,

Lisa Fox