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8 **TOWN OF NEWMARKET, NEW HAMPSHIRE**
9 **TOWN COUNCIL NON-PUBLIC MEETING**

10 **May 17, 2017 6:15 PM**

11 **TOWN COUNCIL CHAMBERS**

12 **NON-PUBLIC – PURSUANT TO RSA 91-A:3.II (d) CONSIDERATION OF THE**
13 **ACQUISITION, SALE, OR LEASE OF REAL OR PERSONAL PROPERTY**

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15 **PRESENT:** Council Chairman Dale Pike, Councilor Amy Thompson, Councilor Gretchen Kast, Councilor
16 Kyle Bowden, Councilor Casey Finch

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18 **EXCUSED:** Council Vice Chairman Toni Weinstein, Councilor Amy Burns

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20 **ALSO PRESENT:** Town Administrator Steve Fournier, Town Clerk-Tax Collector Terri Littlefield

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22 **AGENDA**

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24 Chairman Pike called the meeting to order at 6:15 pm. Councilor Bowden made a motion to move into
25 Non-Public Session, which was seconded by Councilor Finch.

26
27 Town Administrator Fournier polled the Council and the motion to move into Non-Public Session was
28 approved by a vote of 5-0.

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30 **NON-PUBLIC – PURSUANT TO RSA 91-A:3.II (d) CONSIDERATION OF THE ACQUISITION, SALE, OR**
31 **LEASE OF REAL OR PERSONAL PROPERTY**

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33 **2014 TAX LIENS FOR PROPERTY AND/OR WATER-SEWER TAXES**

34
35 Town Administrator Steve Fournier reviewed the process for the Town of Newmarket with regard to
36 deeding for unpaid Property and/or Water & Sewer taxes. He said that the Town did not take mobile
37 homes for unpaid back taxes but rather settled disputes in small-claims court and set up payment
38 schedules. He said that the Town Council made the decision with regard to regular properties.

39
40 Town Clerk-Tax Collector Terri Littlefield distributed a copy of the 2014 Tax Lien with a list of 17
41 residences/mobile homes with property owner information, location, and the total amount of back taxes
42 which were due to the Town by June 8, 2017 at 5:00 pm for unpaid Property and/or Water & Sewer taxes.

43
44 Town Clerk-Tax Collector Littlefield stated that payments were being made on the Anderson mobile home
45 at 19 Lamprey River Park, and said that Gail Apostolos, owner of the mobile home on 20 Amherst Road,
46 was deceased on May 4, 2012. She said that Brady/Frazier had gone to Small Claims Court and were
47 making small payments on a payment plan which had been set up for 2013-2015 but there were costs
48 due. She said that Carlton/McKenna of 20 Colby Road had also made payments. She said the next 4 listings
49 were for Cheney Property Management and they were a repeat offender every year, usually paying at the
50 last minute.

51
52 Town Clerk-Tax Collector Littlefield said she was concerned about the Doyle property at 10 Folsom Drive
53 and that it was one they should consider taking. She said the property taxes had been paid but not the
54 Water & Sewer taxes which typically went to lien. She said that the owner stated he was unaware that
55 the mortgage company was not paying them and said he did not have the money. She stated that Michael
56 Gentile had two mobile homes at 27 Lamprey River Park and that both had gone to Small Claims Court
57 and payment plans had been set up for 2013-2015. She said that with regard to the Hopey property at 75
58 Packers Falls Road, the taxes were usually paid at the last minute.

59
60 Town Clerk-Tax Collector Littlefield said the Jarosz property was land located on Newfield and that they
61 still owed 2013 taxes. She said that the Metcalf mobile home of Sleepy Hollow had gone to Small Claims
62 Court setting up a 2013-2015 payment plan and said payments were consistent. She said for the
63 Robshaw mobile home of 23 Lamprey River Park they usually paid at the last minute. She said that the
64 Stein mobile home at 148 Dartmouth Circle was a repeat offender and usually paid.

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66 Town Clerk-Tax Collector Littlefield stated that her biggest concern was the Doyle property at 10 Folsom
67 Drive. She said she needed to know what the Town was not going to take for waivers. A councilor voiced
68 concern about the fact that this yearly offenders, and said if they paid at the last minute the property
69 could not be liened. Town Clerk-Tax Collector Littlefield said that the Town did collect 18% interest on
70 back taxes per State Law. A councilor asked about possible fees, and Town Clerk-Tax Collector Littlefield
71 said there were only statutory fees. She said that Water & Sewer were now on shutoff, and this list
72 should start to go down.

73
74 Town Clerk-Tax Collector Littlefield said some of these properties usually did not come this far, and she
75 expected that a lot would be paid at the last minute for both Water & Sewer and Property taxes. A
76 statement was made that it did not make good economic sense to take possession of trailers, and the
77 Council would have to agree to do whatever they could in Small Claims Court. A comment was made
78 that the owners should come forward to make arrangements before getting to this point. Town Clerk-
79 Tax Collector Littlefield stated that there was now a separate letter sent out with regard to unpaid
80 Property Taxes as a courtesy which was not State-mandated. She felt the payment plans drawn up in
81 Small Claims Court were working, and she said she continually updated with the Town Attorney. Town

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Administrator Fournier asked which properties would need signed deed waivers, after which Town Clerk-Tax Collector Littlefield left the Council Chambers at 6:32 pm.

Town Administrator Fournier addressed the purchase of the property in the New Road area which was discussed at the last Non-Public Meeting, which would address drainage in that area and allow for a catch basis as part of the second phase of the New Road Project. He said he was now working with the Town Attorney on a purchase and sales agreement for \$50,000. He stated that he would need to go to the Planning Board for a subdivision, and said he felt that the retaining pond would be a good solution for the Town.

One of the councilors stated that the Conservation Commission was intending to purchase a property parcel June 21st. He said the property was approximately 60 acres across from the old salvage yard on 401 Wadleigh Falls Road. He said the family wished to sell the property and only keep a small chunk.

Councilor Bowden made a motion to move out of Non-Public Session which was seconded by Councilor Thompson.

Town Administrator Fournier polled the Council and the motion to move out of Non-Public Session was approved by a vote of 5-0.

The Council moved out of Non-Public Session at 6:38 pm.

Respectfully submitted,

Patricia Denmark, Recording Secretary