

**TOWN OF TUFTONBORO  
BOARD OF SELECTMEN  
240 MIDDLE ROAD, P.O. BOX 98  
CENTER TUFTONBORO, NH 03816  
Telephone: (603) 569-4539      Fax: (603) 569-4328  
[www.tuftonboro.org](http://www.tuftonboro.org)**

**Selectmen's Work Session  
9:00 am - Town Offices**

**Friday, May 11, 2018**

**MINUTES**

Present: Chairman Bill Marcussen, Selectman Lloyd Wood, Selectman Chip Albee and Administrative Secretary Karen Koch.

The Selectmen reviewed two bid proposals for auctioneer services for the sale of town-owned tax deeded properties; one from Rick Sager of NH Tax Deed & Property Auctions and the other from Jay T. St. Jean of James R. St. Jean Auctioneers. The proposals are similar. Both companies offer advertisements done at their expense. Compensation for both is based on a 10% buyer's premium and both can incorporate sealed bids in with the auction process. The differences between the two are that Rick Sager has offered to do the property transfers out of his portion of the proceeds. James R. St. Jean Auctioneers seems to have more experience with conducting auctions around the State. All Selectmen agreed that having more qualified bidders is important to having a successful auction. Selectman Albee moved to hire James R. St. Jean Auctioneers as auctioneer and to look into having Rick Sager compile the deed transfers, seconded by Selectman Wood with all in favor.

The properties to be included in the auction were discussed. The Selectmen agreed to not include the property at PID 67-1-2 Sandy Knoll Road as the property may have potential commercial value (potential gravel pit). Tax Collector Jackie Rollins was invited to the meeting to review the list of properties. It was agreed to include the following properties in the auction/sealed bid sale : PIDs 42-2-28 Union Wharf Rd, 42-2-39 Union Wharf Rd, 44-1-13 7 Old Woods Rd, 44-1-19 4 Old Woods Rd, 46-3-9 Mountain Rd, 46-3-13 Mountain Rd, 65-1-1 Lang Pond Rd, and 70-1-20 17 Beachwood Drive.

The Selectmen will invite James R. St. Jean Auctioneers to their meeting on Monday. They will first talk to James R. St. Jean Auctioneers to see if warranty deeds generate greater profit than quitclaim deeds and make a decision from there as to whether or not to approach Mr. Sager to do the deeding process.

Chairman Marcussen shared an overview with Selectman Albee of the ride along that he and Selectman Wood took with Road Agent Jim Bean to review town roads. Strategies to improve the way that the Highway budget is managed were discussed, such as the possibility of adding a bookkeeper position to do so. Various aspects of highway maintenance were discussed.

At approximately 10:05 am, Selectman Wood moved to enter non-public session per RSA 91-A: 3 II (a) to conduct a performance evaluation, seconded by Selectman Albee. Roll call vote: Marcussen – Yes; Albee – Yes; Wood – Yes. At approximately 10:25 am, Selectman Wood moved to end the non-public session and move back into public session, seconded by Selectman Albee with all in favor.

At approximately 10:25 am, Selectman Wood moved to adjourn, seconded by Selectman Albee with all in favor.

Respectfully submitted,  
Karen Koch, Administrative Secretary