

Kullgren Road - update

1 message

Board Assistant <boardassistant@templenh.org>

Tue, Oct 22, 2019 at 8:49 AM

To: Selectboard <selectboard@templenh.org>

Bcc: Board Assistant <boardassistant@templenh.org>

Hi Gents:

Looks like the auction has been pushed out to mid-December. See:

https://www.auction.com/details/69-kullgren-road-temple-nh-03084-2261426-e_13572a

69 KULLGREN ROAD

TEMPLE, New Hampshire 03084

12 Views Print Share Save



HOT Investment Opportunity

This investment property may have a higher potential return compared to similar properties. Find out why in the Help Center.

Est. Resale Value ⓘ \$243,000

Source: Collateral Analytics

Est. Credit Bid ⓘ Not Disclosed

Property Details

| | | | |
|----------------|---------------|------------------|--------------|
| Beds | 3 | Baths | 2.5 |
| Square Footage | 2,157 | Lot Size (Acres) | 3.15 |
| Property Type | Single Family | Year Built | 1984 |
| Property ID | 2261426 | Event ID | E14144A-1000 |

In-Person Auction

Save for Updates

Why save?

Date Tuesday, Dec 17, 2019

Add to calendar

Auction Start Time 01:00 pm

Thanks,
Paul

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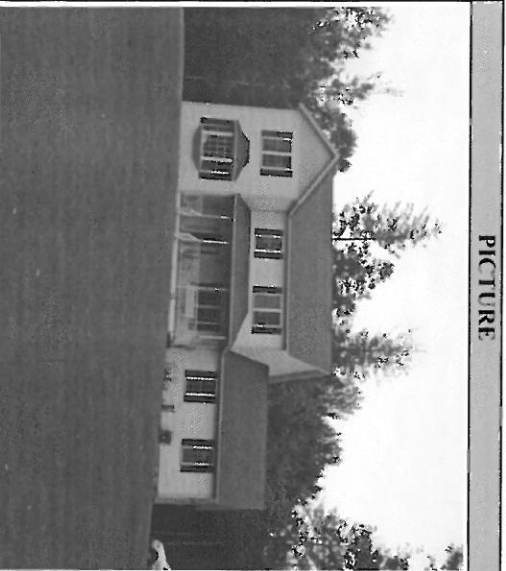
Paul Clifton-Waite

Assistant to the Select Board

Town of Temple, NH

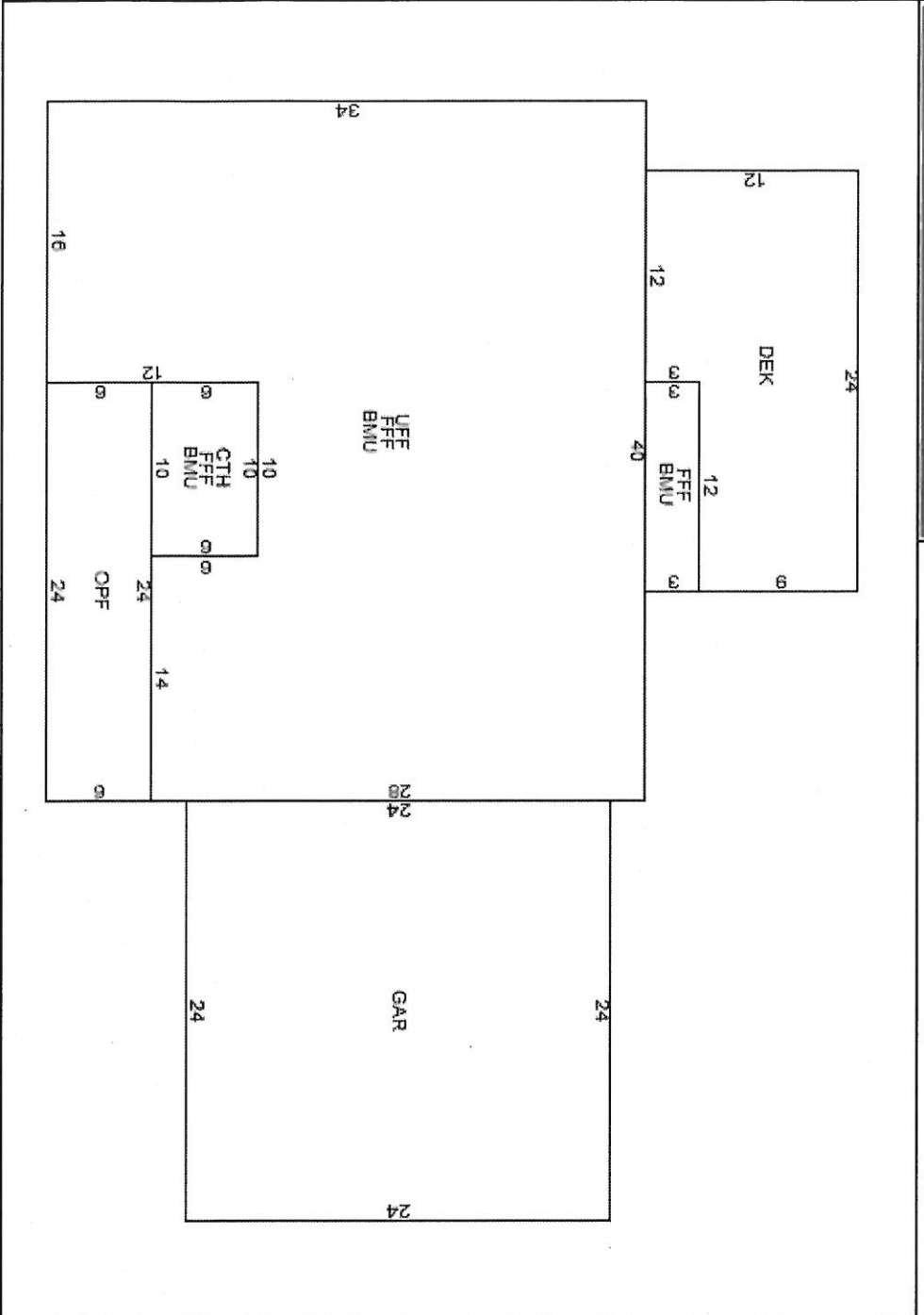
603.878.2536

Hours: Mon. 7-9 a.m., Tues. 8-6 p.m., Thurs. 8-6 p.m., 1st and 3rd Sat 8-11 a.m.



| OWNER | TAXABLE DISTRICTS | | |
|---|------------------------------------|-------------|-------|
| MTGLQ INVESTORS LP C/O SELENE FINANCE 9990 RICHMOND AVE SUITE 400 SOUTH HOUSTON, TX 77042 Account Number: 652 | District _____ Percentage _____ | | |
| PERMITS | | | |
| Date | Permit ID | Permit Type | Notes |
| | | | |

| BUILDING DETAILS | |
|----------------------------|----------------------------|
| Model: 2.00 STORY COLONIAL | Roof: GABLE OR HIP/ASPHALT |
| Ext: VINYL SIDING | Int: DRYWALL |
| Floor: HARDWOOD/CARPET | Heat: OIL/FA DUCTED |
| Bedrooms: 3 | Baths: 2.5 |
| Extra Kitchens: | Fireplaces: |
| A/C: Yes 100.00 % | Generators: |
| Quality: A2 AVG+20 | |
| Com. Wall: | |
| Size Adj: 0.9361 | Base Rate: RSA 82.00 |
| | Bldg. Rate: 1.1229 |
| | Sq. Foot Cost: \$ 92.08 |



| BUILDING SUB AREA DETAILS | | | |
|---------------------------|---------------|--------------|--------------|
| ID | Description | Area | Adj. Effect. |
| GAR | GARAGE | 576 | 0.45 259 |
| CTH | CATHEDRAL | 60 | 0.10 6 |
| FFF | FST FLR FIN | 1252 | 1.00 1252 |
| BMU | BSMNT | 1252 | 0.15 188 |
| UFF | UPPER FLR FIN | 1156 | 1.00 1156 |
| DEK | DECK/ENTRANCE | 252 | 0.10 25 |
| OPF | OPEN PORCH | 144 | 0.25 36 |
| GLA: | 2,408 | 4,692 | 2,922 |

| 2019 BASE YEAR BUILDING VALUATION | |
|-----------------------------------|--------------|
| Market Cost New: | \$ 269,058 |
| Year Built: | 2000 |
| Condition For Age: | AVERAGE 11 % |
| Physical: | |
| Functional: | |
| Economic: | |
| Temporary: | |
| Total Depreciation: | 11 % |
| Building Value: | \$ 239,500 |

OWNER INFORMATION

MTGLQ INVESTORS LP
 C/O SELENE FINANCE
 9990 RICHMOND AVE
 SUITE 400
 SOUTH HOUSTON, TX 77042

SALES HISTORY

| Date | Book | Page | Type | Price | Grantor |
|------------|------|------|--------|---------|--------------------|
| 02/14/2019 | 9146 | 0955 | U I 51 | 331,000 | ST. AMAND, ALEX W. |
| 09/25/2000 | 6294 | 0077 | Q1 | 265,000 | SANKEN HOMES, INC. |

LISTING HISTORY

10/30/18 ERYM
 01/03/18 INSP MARKED FOR INSPECTION
 07/23/13 ADVM
 06/01/09 MSHN
 11/03/08 KCCQ
 09/04/08 MGYM
 10/25/04 JRHC
 03/25/03 THUM

NOTES

FKA 6-13-Q-19; CREAM; JET TUB IN MSTR BTH; 10/18; DNVI PER HO, STATES NC & ALL ORIG; EXT & LOT NOT WELL MAINT;

EXTRA FEATURES VALUATION

| Feature Type | Units | Length x Width | Size Adj | Rate | Cond | Market Value | Notes |
|-------------------|-------|----------------|----------|----------|------|--------------|------------------|
| FIREPLACE 1-STAND | 1 | | | 3,000.00 | 100 | 3,000 | |
| POOL-ABOVE GROUND | 384 | 16 x 24 | 102 | 6.00 | 100 | 2,350 | RECT W/MTL APRON |
| SHED-WOOD | 96 | 8 x 12 | 227 | 10.00 | 30 | 654 | OSB/BY DW |
| | | | | | | 6,000 | |

MUNICIPAL SOFTWARE BY AVITAR

TEMPLE ASSESSING OFFICE

| Year | Building | Features | Land |
|------|------------|---------------|------------|
| 2017 | \$ 206,400 | \$ 5,800 | \$ 82,000 |
| | | Parcel Total: | \$ 294,200 |
| 2018 | \$ 206,400 | \$ 5,800 | \$ 82,000 |
| | | Parcel Total: | \$ 294,200 |
| 2019 | \$ 239,500 | \$ 6,000 | \$ 88,300 |
| | | Parcel Total: | \$ 333,800 |

LAND VALUATION

LAST REVALUATION: 2019

| Zone: | RA | RURAL/AGRI | Minimum Acreage: | 3.00 | Minimum Frontage: | 300 | Site: | AVERAGE | Driveway: | PAVED | Road: | PAVED |
|------------------|-----------------|------------------|------------------|------------|-------------------|-------------|-------------|-------------------|-------------|-------------------|------------|--------------------|
| Land Type | Units | Base Rate | NC | Adj | Site | Road | DWay | Topography | Cond | Ad Valorem | SPI | R Tax Value |
| IF RES | 3,000 ac | 84,000 | F | 110 | 100 | 100 | 100 | 95 -- MILD | 100 | 87,800 | 0 | N 87,800 |
| IF RES | 0.290 ac | x 2,000 | X | 100 | | | | 90 -- ROLLING | 100 | 500 | 0 | N 500 |
| | 3,290 ac | | | | | | | | | 88,300 | | 88,300 |

October 22, 2019
Memo
To: Select board
From: VGC

Mission Statement: The Village Green Committee's (VGC) mission is to support and carry out projects, at the committee's discretion, focusing on the maintenance, improvement, repair, and beautification of town-owned green areas in the Town of Temple. (Mission statement approved by SB in 2012 making the VGC a Town Committee.)

This year the VGC became aware that many town-owned green areas need maintenance and improvements that are financially and physically beyond our capability. The VGC is seeking your support to help in keeping these green areas spaces we can all be proud of.

The VGC would like to retain its supporting role to the Select Board in the following ways:

- 1. Continue the responsibility of planting & watering of summer annuals*
- 2. Continue donating the holiday wreaths to the Town owned buildings*
- 3. Continue to support the Town by helping to pay for new shrubbery, trees and plants*

The VGC would like financial support from the Town to help us maintain and improve the Town Common and other areas that need ongoing care as listed on page 2, Budgeting, with their estimated costs.

- 1. The VGC would like the Town to take on the associated costs of all general maintenance such as pruning and mulching the common trees as well as aerating and fertilizing the grass on the common and maintaining all existing gardens.*
- 2. To accomplish the above we are requesting \$4800 be placed in the Town budget with those funds managed by the VGC. Details of the budget request are listed below but as noted we would be responsible for recommending to the SB people and/or companies to complete the necessary jobs. The VGC would also like your approval to supervise the jobs completed.*
- 3. Essential to the success of this project is working with the Highway Dept. See budget detail on next page.*

Budgeting

- **2019 Annual VGC Budget: Trust Fund: Fundraising:** **\$500.00**
 - New and/or replacement shrubbery, trees, and annual flower boxes.
 - Christmas Wreaths
 - Education

- **VGC Request: Town Budget line item: Yearly, Seasonal & Weekly Care: Gardens**
 - Common -Trees: Yearly: Pruning, Compost & Mulch: \$2000.00

 - Gardens - Library, Town Hall Annex Garden, QM Triangle, Municipal Building Garden, Veterans' Memorial
 - Mulch \$300.00
 - Weekly weeding of all Gardens: \$2500.00

 - Summer watering of annuals & perennials Volunteers

- TOTAL for VGC Line Item: \$4,800.00

- **Common Hardscape on recommendation of VGC and Highway Dept.:**
 - Fence – Repair & Painting Last Painted in 2014:
\$1875.00

 - Benches & Picnic tables – Repair, Painting and/or replacement TBD

- **Highway Dept. Budget:**
 - Common – Grass: Yearly: Aerate, Over seeding, Fertilization
 - Buildings:
 - Town Hall: weeding stone drip edge
 - Municipal Building: weeding stone drip edge, weed whacking sides and rear of building
 - Monuments – weeding stones surrounding



Board Assistant <boardassistant@templenh.org>

Fwd: Memo to the SB

2 messages

clmamczak <carol.mamczak@gmail.com>
To: Board Assistant <boardassistant@templenh.org>

Tue, Oct 22, 2019 at 8:27 AM

Hi Paul,

I have read through the document below and am sending to you for distribution to members of the select board.

Thanks,

Carol

VGC Secretary

Begin forwarded message:

From: Connie Kieley <cckieley@gmail.com>

Subject: Memo to the SB

Date: October 22, 2019 at 8:20:47 AM EDT

To: clmamczak <carol.mamczak@gmail.com>, Gail Cromwell
<gpiersoncromwell@gmail.com>

Carol, I have incorporated your and Gail's edits but please do read through before sending to Paul requesting that he distribute to the SB. I'm home if you have any questions.

Please confirm when it is sent.

THANKS!!!

Connie Kieley

Home Phone: 603-878-1220

Cell: 781-771-2847



VGC - Memo to the SBfinal.doc

43K

Board Assistant <boardassistant@templenh.org>

Tue, Oct 22, 2019 at 8:43 AM

To: Selectboard <selectboard@templenh.org>

Hi Gents:

This item pertains to the VGC item that I placed on the agenda on Monday. Not sure yet who is speaking, if anyone.

Thanks,

Paul

[Quoted text hidden]

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Paul Clifton-Waite

Assistant to the Select Board

Town of Temple, NH

603.878.2536

Hours: Mon. 7-9 a.m., Tues.8-6 p.m., Thurs. 8-6 p.m., 1st and 3rd Sat 8-11 a.m.



VGC - Memo to the SBfinal.doc

43K

Temple 250th Anniversary Fund
Advisory Committee

Julie McAdoo
Vince Mamone
Christine Robidoux

October 7, 2019
Select Board
Temple, NH

To the Select Board members,

The advisory committee met on October 3, 2019 to review two complete applications we received for 2019 funds. The applications were for trees to be planted by the VGC on the town common, and for a bike rack for public use at the Mansfield Library.

For details of the two applications, including funds raised, invoices, and projections for future funding sources, please refer to the attachments in my email to you dated October 9.

The current available account balance for the Anniversary Fund, held by the town in the Citizens checking account is \$2,203.05

After careful review and discussion, we propose that the Anniversary Fund distribute awards as follows:

- 1) **\$1,000.00** to the Village Green Committee for their project totaling \$3,693.
- 2) **\$325.00** to the Mansfield Library Trustees for their project totaling \$375.00.

Total expenditures from the Fund account in 2019 to total \$1,325.00.

I will request that Peter Allen write checks to the VGC and the library, directly from the Anniversary Fund checking account.

Please contact me if you require further information.

Respectfully submitted,

Julie McAdoo, chair ph. 878-2063

Temple 250th Anniversary Fund Application Form (Rev. 07022018)

Thank you for your interest in the Temple 250th Anniversary Fund.

The Fund was created in 2008 with a generous grant by Temple residents to the NH Charitable Foundation. The Fund purpose is to help finance projects that are of benefit to Temple and its residents and that would not be financed through normal budget expenditures. This would be things that are not included in regular administration, maintenance or expansion of town government or other entities. The annual proceeds from the Fund, currently around \$1000, are available to be donated to projects recommended by the Fund Advisory Committee (appointed by the Temple Select board).

You may use this form to submit your application, or supply the information in a format of your own. If you have questions or would like more information, please contact Julie McAdoo at 878-2063.

DATE: *October 1, 2019*

PROJECT NAME: *Common: Trees*

SPONSORING ORGANIZATION: *Village Green Committee (VGC)*

CONTACT PERSON: *Connie Kieley*

EMAIL: *cckieley@gmail.com*

PHONE: *603-878-1220*

DESCRIPTION OF PROJECT:

Common Trees. Please use the attached pdf Common Legend as a guide.

For many years the VGC's primary focus has been the Temple Common. This year the Village Green Committee, with the addition of new members, decided it was time to assess the condition of all the Common trees and begin to make an overall plan for tree maintenance and replacement when and where it was proven to be necessary.

With the help of Allan Pickman, we produced a legend so we could clearly identify tree species, sizes and location.

In April, 2019 Ethan Belair, UNH Cooperative Extension Forester for Hillsborough County, visited our Common to give us guidance as to how to proceed with caring for the Common trees (see attached notes from his site visit as well as his report.) From his recommendation we hired Dan Tremblay, an arborist, Broad Oak Tree and Shrub Care, to further assess what we should do to maintain the Common trees.

It was determined that several of the Common trees are in dire need pruning and several more are at the end of their life and need to be replaced.

As recommended by the forester and the arborist, in April of 2019 we asked the Highway Dept. to remove tree #13 and the VGC purchased a Red Maple at a cost of \$500. The Highway Dept. helped with the planting.

It was also evident that trees #2, #3 and #4 needed to be removed. Tree #3's core is rotted and the two younger trees (# 2 and #4) have never thrived in their present location due to the salt and compaction

ANTICIPATED COMPLETION DATE:

Late Spring 2020

Send completed form to: Julie McAdoo
Chair 250th Anniversary Fund Advisory Committee
Jmcadoo2@gmail.com

Temple 250th Anniversary Fund Application Form

Date: 8-5-19

Project Name: Bicycle Rack for Mansfield Public Library

Sponsoring Organization: Mansfield Public Library Trustees

Contact Person: Cam Lockwood, chair

Email: caamlock@outlook.com

Phone: 6033158371

Or

Contact Person: Maureen B. Cullinan

Email: SMCullinan6@gmail.com

Phone: 603-878-2872

Description of Project: We would like to provide a 4-bike U-Rack for safe and secure bicycle parking for patrons, young and old, who travel to the library via bicycles, and to encourage alternate transportation in the village.

How will your project benefit Temple? This project would encourage alternative transportation in the village, help alleviate the car parking, as well as, support the effort to reduce air and noise pollution.

How much are you requesting from the fund? \$325.00

How much will the entire project cost: \$375.00

List other sources of funds in any: None currently

Start Date For Project: Spring 2020

Anticipated Completion Date: Spring 2020

Julie McAdoo

Chair 250th Anniversary Fund Advisory Committee

Jmcadoo2@gmail.com



Anniversary Fund 2019 award checks

2 messages

Julie McAdoo <jmcadoo2@gmail.com>

Sun, Oct 6, 2019 at 11:29 AM

To: "Peter W. Allen" <templehtreasurer1@gmail.com>

Cc: Temple BOS <boardassistant@templeh.org>, Vince Mamone <vincent.mamone@gmail.com>, Christine Robidoux <ricochetrobidoux@hotmail.com>

Hi Peter,

Our committee met last week to finalize award decisions for 2019 town projects.

In the past, we advised the Select Board of our decision, and they instructed the treasurer to write checks from the Anniversary Fund account. Unfortunately, the communication and the process at times was not clear, as to exactly where these funds were to go. One time the award check was deposited into the general fund, and did not get to the awardee as intended (eventually it was straightened out).

Before she went off the board, Gail Cromwell and I met with Paul Clifton Waite to clarify the process going forward with regard to Anniversary Fund dollars. We determined that the Fund's Advisory Committee (currently myself and Vince Mamone and Christine Robidoux) is authorized to advise the Select Board of our decision on awards and amounts, and then to request that the treasurer deliver the funds to the awardees.

I will advise the Select Board of our (the Advisory Committee's) decision for 2019, and find out from the awardees how the checks should be written, and then let you know.

This is long winded, but as this is a change from past years I wanted to get it in writing to clarify it for you, as treasurer, and for the Select Board members.

Thanks Peter; any questions, please let me know.

Julie McAdoo
Chair, 250th Anniversary Fund Advisory Committee

Peter Allen <templehtreasurer1@gmail.com>

Mon, Oct 7, 2019 at 8:25 AM

To: Julie McAdoo <jmcadoo2@gmail.com>

Cc: Temple BOS <boardassistant@templeh.org>, Vince Mamone <vincent.mamone@gmail.com>, Christine Robidoux <ricochetrobidoux@hotmail.com>

superb that you have have included me in this info, as of course I had no idea of past difficulties.

yes, once BOS has signed off, which I take from your email, is their jurisdiction, and given to me, I will write the appropriate check to the appropriate folks.

just and FYI, I will copy you when I have received authorization, and will include copy of check for your approval before mailing

This will also get recorded in the Qucikbooks account I maintain, and will be reconciled in accordance with auditors requests, of which you will also get a copy.

my regards
Peter

[Quoted text hidden]

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Peter W. Allen
Treasurer, Town of Temple
603-325-5177 cell
603-878 -2536 office

Procedures & Policies Adopted May 9, 2017

Duties of Selectmen

1. Selectmen make no decisions alone. Decisions are made in a publicly noticed meeting subject to RSA 91:A (Right to Know Law).
2. Any selectman may request an item be added to the agenda and shall copy other members on their request.
3. Drafts of any document to be discussed at a select board meeting shall be circulated in advance of the meeting if at all possible.
4. Selectmen will copy each other on all matters. Email is the appropriate and preferred method for purely administrative matters such as setting up and cancelling meetings as well as distributing information or reports. Discussion of issues must not be conducted via email.
5. Any selectman may use the resources of the town office to prepare for meetings or otherwise seek information necessary to perform their duties.
6. A selectman shall recuse him/her self on any issue for which there is a conflict of interest. Even the appearance of a conflict of interest should be avoided.
7. If at all possible the off-week payroll documents will be signed by all three selectmen.
8. All questions for the town attorney shall be designated as a duty of one of the selectmen on a case-by-case basis by the select board. If by telephone, the conversation shall be memorialized in writing and sent to all parties (selectmen and town attorney) immediately. The AA shall not correspond with our town attorney unless authorized by the BOS.
9. The selectman in charge of the next meeting shall review the agenda before posting to verify inclusion of items and availability of documents to all members.

BOS Meetings

1. As Co-Chairs, Selectmen shall take turns running the BOS meetings on an alphabetical basis. Notice of a necessary absence skips to the next in line.
2. The Agenda will include a Public Comment period at the end of each meeting. Unless the Board invites someone to speak on an agenda item, there shall be no public comment during a meeting. All questions and comments shall be addressed to the Chair.
3. All Agenda items must be received by 10 a.m. on the Friday preceding the Tuesday meeting. Any document to be discussed at the meeting must be available to the selectmen by Monday 5 pm. The Administrative Assistant will not add additional items after the agenda is posted unless requested by a board member.
4. Personal attacks will not be permitted.

TOWN OF TEMPLE, NH

CREDIT CARD POLICY

1. The purpose of this Policy is to establish guidelines and procedures for the use of Town of Temple issued credit cards for Town purchases.
2. The Town of Temple will maintain two credit cards to be used as specified in this Policy.
 - (a) One card issued by Exxon Mobil will be used by the Fire Department and the Highway Department to purchase gasoline for those vehicles and small machines requiring gasoline instead of diesel fuel. The Fire Department will have two copies of the card and the Highway Department one copy. Each Department Head shall sign the attached agreement indicating responsibility for the card.
 - (b) One card issued by Citizens' Bank will be held by the Town Bookkeeper to be used as required for the QuickBooks subscription, office supplies other than Staples, and Google Gmail expenses. Other uses may be authorized by the Select Board upon request, in advance of any such use.
3. The credit cards may be used only for the specific purposes stated in this Policy.
4. Use of the cards for personal purchases or any cash advance is prohibited.
5. Receipts for purchases are to be turned in to the Bookkeeper immediately.
6. All cards will be embossed with the Town of Temple name and shall not be lent to any other person. Cardholders are responsible for the security of the credit card assigned to them and shall immediately notify the Select Board and Bookkeeper if the card is lost or stolen.

Voted by the Select Board on September 25, 2018 and effective immediately.

Ken Caisse

Gail Cromwell

Bill Ezell

Town Policy on Cash Payments

Anyone planning to pay a bill to the town for any reason, i.e., property taxes, vehicle registrations, etc., is hereby notified that if they intend to make the payment in cash greater than \$1,000, they must make an appointment with the Tax Collector or Town Clerk in order to do so. Two officials must be present. Appointments may be made by telephone as follows:

Tax Collector
Jeanne Whitcomb
878-3873

Town Clerk
Joyce Kullgren
878-3873

Office Hours:

Tuesdays : 12 noon to 5 p.m.
Wednesdays: 9 a.m. to 2 p.m.
Thursdays: 9 a.m. to 2 p.m.

The Town Clerk holds extra hours on the third Saturday of every month from 9 a.m. to noon.

Order of the Select Board
August 22, 2017

Saturday Dates Upcoming: December 16, 2017
January 20, 2018
February 17, 2018