

Selectmen's Meeting
February 13, 2006

The Selectmen met at 7 p.m. for their regularly scheduled weekly meeting. Present were Selectmen Charles Cheney, Jon Homer, Charles Wheeler, Donald Johnson, Jr. and James McGarr. The Board spent the first half hour reviewing and signing the manifest. They also approve three new residents.

At 7:30 p.m. the Board met with our assessor, Mark Nieder from Commeford, Nieder and Perkins, and from the Department of Revenue Administration, Michael Martel and Josephine Belville. The Board explained that Tom Mullen had come in to speak with them a few weeks ago about the Owl's Nest properties that he has filed abatements on, both as owner and representative for other owners' within the golf course property. Mr. Mullen had indicated that the Board of Tax and Land Appeals had encouraged him to meet with the Board, and see if both parties could reach an agreement on the values of these properties. He mention hiring a mediator, and sharing the cost of this person between the Town and Owls Nest. He also discussed neighboring properties around the course, and questioned why they were not assessed at the same level as the Owl's Nest properties. The Board wanted to get a better understanding of the assessing practices, and this is why they had wanted to talk with both Mark and DRA. Two of the properties that Mr. Mullen used as comparisons for his properties were lots sold by Todd Lapettito and Robert Garity. Mark explained that these sales occurred after the revaluation, and prices have continued to rise. He also indicated that there were lots that have sold within the past year along Lower Beech Hill Road that would indicate that they have risen in value since the reval due to recent sales as well. Mark indicated that he may need to do some kind of analysis or update before the next revaluation in 2009. The talk then turned to the ratio study that was done by the State. Josephine had worked with May on the free internet service we have available through Real Data where all the information that is required for the DRA's ratio study is entered each month on line, and then the report is sent to the DRA when their ratio study is due. This program also has the ability to perform a ratio study from the data entered, and Josephine had worked with May to produce one. This indicated a ratio of 83.4% for the overall sales, but looking down at the report it shows mobile homes way overassessed based on sales. Selectman McGarr asked if the dollar amount difference in the assessment value and the sales price was taken into consideration when the ratio was determined as this kind of sale actually spikes the ratio calculation. For example if a single family home sells for \$250,000 and is assessed for \$200,000, it involves more dollar value than a mobile home which is assessed at \$12,000 and sells for \$6,000. Selectman McGarr felt that this was a big problem. Mike Martel indicated that ratio uses the total sales prices and the total assessments, and that the Selectmen are not in minority with these concerns. He suggested that they contact the Assessment Standards Board which set the criteria for the assessing practices for the state and are a legislative committee. The ultimate goal is to get assessments equal every five years, and try not to let them get out

Selectmen's Meeting
February 13, 2006

of line too quickly. Mark indicated that he could do an analysis if the ratio fell too quickly, and this could determine what changes need to be made like maybe dropping values on mobile homes or increasing land values. He also pointed out that land values are going to differ throughout Town has Campton has several different type of neighborhoods where values can differ from location to location. Selectman Cheney asked about the idea of mediation between the Town and the Owl's Nest. Josephine indicated that in order for Mark to work with Owl's Nest, he does need to have certain information, and that she knows that the Town has sent out a letter previously, and Mark has asked Owl's Nest to break out the intangibles. It is difficult to expect Mark to work with unknowns. Mark indicated that some intangibles can be deferred as part of the real estate value, and one owner actually broke down his in a letter to the assessors at the time of the revaluation. Accordingly to Tom Mullen, these intangibles can change drastically from owner to owner. Mike Martel indicated that the Board of Tax and Land Appeals actually places the burden of evidence on the taxpayer to prove that the property is overassessed. Selectman Johnson indicated that it would be waste of time if we could not get information of what the actual cost of the land is. Mike Martel indicated that in order to establish a value, the State needs a minimum of at least 8 sales. Selectman Wheeler asked Mark whether he consider Owl's Nest properties and the Garity property two different neighborhoods, and Mark answered he did. Mark indicated again that he may need to do an update before 2009. He indicated that he felt that it would be appropriate for him to contact Tom Mullen again, and sit down with him, and see if they can come to some determination of the true values. The Board agreed. Mark will plan on setting something up with him in April. Mike and Josephine were thanked for coming in this evening.

Mark stayed as Patricia Thompson, and her son David had requested to speak with the Board about the NH Homecraft building on Route 3. They had requested, and been granted an abatement last year after the revaluation. Mrs. Thompson indicated that the organization was just getting by, and they could not afford the taxes. She indicated that the organization is a way for the elderly and disabled to make some crafts, and perhaps a little money for themselves, but that the organization itself does not realize any real profit. The building is over 140 years old, and Mark indicated that the assessment card does indicated that they did depreciate the building significantly, and take off value for no water and sewer. Mr. Thompson asked about a code on the card which showed a porch, and he indicated that it is only a step into the building. Mark explained that it is for the overhang into the building, and the State requires that they pick this up. Otherwise when they monitor the records, they count this as a point against the accuracy of the data collector. The building is actually only assessed at \$37,800. The value is more in the land. Mr. Thompson stated that they have some issues with the State about the land as they caused a sink hole in the parking lot due to the way the drainage comes off of Route 3. Selectman McGarr questioned the Thompsons as to why they don't apply for non-profit

Selectmen's Meeting
February 13, 2006

status for the property then they would not have to pay taxes. Mrs. Thompson indicated that she had inquired about this over the years, and has not been able to get anywhere as to how to do this. Both Selectman McGarr, and Road Agent Dick Giehl indicated that they could incorporate, and apply for non-profit online, and it would cost them only about \$150.00 to \$200.00 to do this. Selectman McGarr suggested that they goggle "not for profit" or go to the IRS site. He indicated that if she cannot find the site, to stop in the Town Office, and leave a message, and he will look up the site for her.

Before the Board sat down to discuss the municipal project with architect Michael Piazza, Road Agent Dick Giehl requested a few minutes with the Board to discuss some quotes he had gotten from Pike on reclaiming and paving a number of roads in Campton. He indicated that he had gotten this list with Mackie's input as to the roads that need work the most. The total for all this work came to \$533,558.60. Dick suggested that the Board consider putting a separate warrant article in to appropriate money to do some work this year, and see if the voters want to spend the extra money to start getting the roads back in shape. The Board and Dick spent some time discussing the road bans. Dick indicated that he has spoken to other Road Agents in Meredith and Holderness, and they put their road ban on from March 1 through May 1, and have a 15 ton limit. Selectman Johnson felt that there should be some flexibility for the first part of March as the weather could still be cold, and the roads still frozen. He made a motion to have a conditional road ban from March 1 to March 15, and then the full road ban in effect from March 16 to May 1. His motion was discussed, and seconded by Selectman Wheeler, and voted in the affirmative by all. Chief Warn mentioned that last year he had requested that if there were any exceptions to the ban that the Road Agent give the person something in writing. Selectman Cheney thought that 15 tons was too much, and thought that even 6 tons might be the limit. Dick would do some more checking around with other Towns.

The Board then met with architect Michael Piazza to discuss the municipal building project. He indicated to the Selectmen that the figures are based on the higher side, but he did not want to underestimate a cost, and have to come back and ask voters for more money. Selectman Wheeler indicated that the Board had been thinking that this project would be more in the 2 million dollar range, and not the 4.7 million that Mike's projections show. The Board had discussed it last week, and agreed that they could not do this whole project in one year, and need to phase in the project. Selectman Homer indicated that he had talked to some taxpayers, and they felt that this was more money than they could support. He also indicated that he did not want to see his children or anyone else's kids in the future be struggling to pay taxes in this Town because of such a large project. The Board agreed that they need to focus on the land acquisition and the Town Garage. Selectman Johnson indicated that he felt that the Board should consider asking residents to volunteer to be on a building committee to

Selectmen's Meeting
February 13, 2006

come up with some ideas for more affordable buildings, and something that taxpayers would support. Fire Chief Tobine indicated that he was very concerned about the other end of Town not being adequately protected from fire with the increase in housing off of Route 175, and felt that the sub station was very important. Selectman McGarr also mentioned that we should consider the Pike land around the Fire Station and PD as well. We could put the Highway Garage on it. Selectman Wheeler had the drawing of the map that Mike had given us which showed a little over 2 acres of land which they wanted approximately \$45,000 an acre. Selectman Wheeler will call Pike, and see if they still are interested in selling this land. The Board discussed all their options, looked at the amount of surplus, and decided that they would request voter approval for the Vintinner Road land for \$300,000 taking it from the surplus, \$100,000 for the Pike land also taking this from surplus, and appropriating \$190,000 for a Highway Garage, using \$130,000 from surplus, and the remainder from the Capital Reserve set up for this purpose. They also agreed that they would ask the voters to approve a \$320,000 bond for the Fire Sub-Station over a five year period. The Board agreed that they did not feel prepared enough and that there were a lot of questions to still be answered before they could proceed with the rest of the building project. They just ran out of time to prepare for this whole project this year. Selectman Wheeler commented to the department heads present that he realized that they were disappointed that they would not be looking at new facilities, but he wanted to let them know that he planned on concentrating on this project over the next year, and that they were too good in doing their jobs as people do not realize the conditions that they work under.

The Board then went on to review the final figures on the general budget. Ann Marie pointed out figures that she had added since they last met. She had calculated the retirement and payroll taxes after the Board had determined all the pay rates for employees. She also indicated that she had added some increase in Ellie's hours to help out when May is training on the GIS program, and to maybe have her help attend a Selectmen or Planning Board meeting with one of us to take minutes so when we have a busy week, we would not have to worry about getting the minutes done. She also mentioned that she had increased the fuel line in the general buildings budget as well as added some money for the rental of the portable toilet for the Highway crew. Nancy Benedix had also dropped off a budget for a summer Parks & Recreation program which the Board accepted at a cost of \$15,000. Most of this will be offset by revenues for the fees. The cost for the first year of the lease on the 6 ton truck was also included. Ann Marie will add the land acquisitions, the sub station, and the highway garage, and have them ready for the Board for the budget hearing.

Will Lambert had stayed around, and wanted to mention that he would be willing to help with some of this building project, and showed the Board a blueprint he had of the Hebron Public Safety Building. He did not know if this was something

Selectmen's Meeting
February 13, 2006

the Town could use, but would give them some ideas of other options to look at. He mentioned that it might be cheaper to incorporate some departments into one or two building rather than three. Police and Fire, or Town Office and Police to explore the different scenarios.

The Board discussed for a few minutes their disappointment in the project not coming together, but realized that in order for it to work, they need to put more time into further planning, and unfortunately ran out of time.

Chief Warn indicated that he just wanted a few minutes of their time to clarify a Personnel Issue, and ask to go into Non Public Session, under RSA 91-A:3, 11 (c). A motion was made by Selectman McGarr, and seconded by Selectman Homer, and voted in the affirmative by all.

It was agreed that there was no reason to have to seal these particular Non Public minutes.

Chief commented that he could look into the possibility of the building trades high school students at doing an addition for the PD so that price could come in at something a little more affordable for voters next year, and he will do some research on it.

The Board reviewed a draft of the Town Meeting warrant. It included all the money items plus a warrant article to have the Road Agent appointed rather than elected. Also an article asking voters to approve the land by the Blair Bridge as a gift from James Moore. The Board had to decide whether they would recommend or not recommend the petitioned articles. They had to not recommend the Panaroma roads because it did not have the wording "subject to the Selectmen and Road Agent's inspection and final approval". They agreed that the wording for Cindy's Lane was correct with this wording included, and will recommend this article. They then discussed the petitioned article that Greg Jencks had submitted in reference to returning the \$5,000 cap for the Land Use Penalty money for the Conservation Commission. Selectman Johnson commented that he was for the cap being reinstated as the Town had a lot of projects like the buildings and the roads that this money would help offset. Selectman Cheney agreed with him. Both Selectman Wheeler and McGarr felt that the 50% for the Conservation Committee was fair, and do not recommend the article. Selectman Homer had asked for time to think about it while the others were talking. He then stated that if the cap had been a higher amount, he may have voted to recommend it, but felt that he could not recommend it with the \$5,000 cap. So the article will be inserted with the Selectmen not recommending it.

The Board then reviewed their correspondence. Ann Marie advised the Board that the Attorney General's Office had been granted their motion to go forward

Selectmen's Meeting
February 13, 2006

with the Beebe River meetings, and the budget hearing will be on February 21st, and their annual meeting on March 21st both starting at 7 p.m. at the Campton Elementary School.

The minutes of the previous meeting were reviewed. With a motion from Selectman McGarr, and seconded by Selectman Homer, they were approved as written.

The meeting adjourned at 11:15 p.m.

Respectfully submitted,

Ann Marie Foote
Administrative Assistant