



Selectmen's Meeting
Town Office
Wednesday, June 26, 2013
6:00 P.M.

Present: Selectmen Sam Seppala, Roberta Oeser, Dan Aho, Town Administrator Carlotta Lilback Pini, and Executive Secretary Nicole Sesia

Approved Minutes

CALL TO ORDER / PLEDGE OF ALLEGIANCE

CITIZEN'S FORUM

Citizen's forum- no one came forward

GENERAL BUSINESS

Roberta motioned to approve the accounts payable and payroll for 6/5, 6/12 6/19 and 6/26; Dan seconded the motion, and all voted in favor.

Carlotta stated that Nicole had prepared the minutes from the last meeting on 5/29 but needed to make corrections.

Craig Fraley, Recreation Director would like to replace the fence around the basketball court. When the original fence was put in it was a very low quality fence. Craig is proposing that we replace the mesh on the fence. The posts are heavy duty and they are anchored properly. It would be more costly to take out the fence than to just to replace the mesh. Pro fence quoted the project at \$5,280 to replace the current mesh with a higher quality 6 gauge mesh, which will be black. It will be paid for from the impact fund. Brace bars will be half way up the fence to stop the fence from buckling under the hoop.

Dan made a motion to accept the proposal to repair the basketball fence out of the impact fund; Roberta seconded the motion, and all voted in favor.

Meetinghouse Oversight Committee is here to award the winning bid for the restoration of the Meetinghouse windows to the Decatur Company. We feel very comfortable that Steve Decatur will do a good job. Sam added that Mr. Decatur has excellent references and low prices. The 2nd floor has insulated glass and the windows aren't in bad condition compared to the first floor windows. All the first floor windows will have storm windows. By not painting the windows saved a large amount of money and the painter can do this at a later time. Interior storm windows for the attic windows (6 windows), look to be the oldest sash on the window. It will cost \$26988.60, that's with a \$3,000 allowance in case there is something else that needs to be fixed. Carlotta did get advice from our insurance company and they did say the contract was good. The money is coming from the LCHIP grant (12,000) and the Ward fund (for restoration of meeting house).

Dan makes a motion to agree with the A1 forms, Roberta seconds, all in favor

Mr. Decatur said it would take him up to 90 days but he hopes to be done within 60 days.
Camper Permits

Carol Donovan and Linda Tower both submitted applications for camper permits. There are no abutters present.

Roberta makes a motion to approve the camper permit for Carol Donovan, for 60 days as applied for Dan seconded the motion, and all voted in favor.

Roberta makes a motion to approve the camper permit for Linda Tower, for 60 days as applied for Dan seconded the motion, and all voted in favor.

ABATEMENT HEARINGS

John Lasorsa of 19 Ferin Road informed the Board that Doug Whitney said an appraisal of \$150,000 was a fair. The whole property was sold for \$100,000 but it was a bank forced sale. Roberta explained that the appraisals from a bank are to justify banks to make loans on property. Mr. Lasorsa stated that Class 6 road should be assessed lower. Roberta researched and found two examples that were almost identical to Mr. Lasorsa's house and they are valued at 180,000, so the 193,000 that Mr. Lasorsa was assessed at is a little high. Roberta suggested lowering the assessment to \$177,000 because of the Class 6 road. Carlotta stated that studies show that the sales down a Class 6 road are not different than a house on a town road.

Dan made a motion to accept Roberta's suggestion to change the appraisal to \$177,000 Sam seconded the motion, and all voted in favor.

Sandy Olson of 137 Main Street is requesting to have her assessment lowered from \$250,900 to \$220,000. Roberta researched this and couldn't get down to 220,000, she came out with 237,000. Ms. Olson's assessment was more than all the other ranches around. Roberta believes that 234,000 would be more reasonable. This would put your selling point around 200,000.

Dan makes a motion to accept the abatement of 234,000 per Roberta's suggestion; Roberta seconded the motion, and all voted in favor.

Kenneth Harvey of 273 Old New Ipswich Road, is requesting to lower his assessment from 336,000 to 276,000. The initial selling the price was 306,000 about 2 years ago. The house was built in the 70's and was depreciated. When it comes to the acreage, people did not see that the land is very steep and not good terrain. Carlotta added that first 2 acres are buildable, and the other 2.2 acres are surplus land, maybe we should add a C factor to it. A .85 C factor would bring the land down 36,000. Dave if you go with the 306,000 than u would have a factor of 2.8. Sam believes that 306,000 is too low of an assessment that somewhere 316-320 is more reasonable. It's all about how you are assessed in comparison to how everyone else is assessed. Dave suggested to table until he can review and come up with a number.

APPOINTMENTS

Bill Preston is willing to serve again for the Contoocook and North Branch Rivers Local Advisory Committee. Bob Cleland offered to attend the meetings if no one else would like to.

Dan makes a motion to nominate Bill Preston to serve as the town representative on the Contoocook and North Branch Rivers Local Advisory Committee, Roberta seconded the motion, and all voted in favor.

TOWN ADMINISTRATORS REPORT

Don Jacobs was here last month about the Performance Management Program. Mr. Jacobs has worked with the department heads to get their job descriptions and goals. The next step is for Board to set its goals, and see if they are consistent with what the department heads think are good goals. Carlotta would like to set up a session for the Board to talk about its goals, outside of the normal meeting.

Reminder the Operational handbook was handed out a month ago. The Board will review and edit this at the same meeting to discuss their goals. The meeting could take place anytime from July 15-19.

Carlotta passed out the slideshow for Deliberative Session. Start off with explaining why the budget is being voted on so late. After that a few slides on comparisons of neighboring towns. Then talk about what warrant articles were passed. Some slides on the historical data on the operating budget. Sam asked why don't just show them the actual spending and revenues? Roberta explained that all the increases start as of July 1 (start of the fiscal year). Carlotta asked if any Selectmen would like to speak on a specific topic, I know Roberta has been very involved with the Recreation Department. Carlotta requested that the Selectmen look at this and try to organize it beforehand. The Town Moderator thought we should have it in the cafeteria. Roberta and Dan agree to have Deliberative in the cafeteria, better acoustics and more intimate. For an amendment we would need 50% vote.

ICMA Annual Conference is being held in Boston 9/22- 9/25. Carlotta would like to attend. This is for Town Administrators, and could be several hundred dollars. State of NH association is not having a conference because of the ICMA Conference being so close.

Telecommunications Committee met and Carol Monroe attended to announce Wye Valley will be the internet provider for the FastRoads Project. The fiber will be brought into the mobile home park for wireless internet with 2 towers. There is another company offering commercial on the net which is sovergn. Service testers are due to be connected July 8th. The extension for the FastRoads Project was granted.

INFORMATIONAL ITEMS / COMMUNICATION

May Expenditure Reports were passed out for review.

Community meeting is taking place tomorrow evening at Methodist church at 7pm light refreshments will be served. The Route 119 and Route 202 intersection is up for discussion. There will be another session in the fall.

Adjournment