

Town of Bartlett Office of Selectmen

Meeting Minutes: January 7, 2011

Attendance, Chairman Gene Chandler, Douglas Garland, Jon Tanguay

Reporters: None

Meeting opened at 08:30 AM.

Steve Hamilton and Josephine Belville of the NH Department of Revenue Administration met with the Selectmen to go over the draft terms of agreement for reassessment for 2011. Hamilton informed the selectmen that they had revised the language of paragraph 17 in reference to RSA 31:95-a, IV to read to help identify the property. Lynn Jones, AA, inquired as to who is responsible to enforce that RSA? Hamilton replied the NH Department of Revenue. Chairman Chandler questioned the wording on paragraph 7 that states the Town admits that the necessary reappraisals have not occurred as to whether that needed to be in there since we have agreed to do them. Hamilton stated that it also admits that the commissioners haven't done their part as well. In fact it just states that you haven't done as required and neither has the State. Chairman Chandler had a question on paragraph 13 that states that a request for proposals is sent to all of the contractors identified by the Commission as Revaluation Appraisal Companies and inquired if we really need to send to everyone identified on the state list of approved appraisal companies. Hamilton replied that it was stated that way as they just didn't want to specify a certain number. Hamilton also stated that you can chose who you want to send it to as long as they are on the approved list. Chairman Chandler also questioned paragraph 14 that states that the parties agree that by February 18, 2011 that the Town shall enter into a contract with a qualified company and he wondered if a contingency clause could be put in about approval at town meeting as he doesn't feel right about signing a contract before the towns people have had a chance to vote on it. Hamilton stated that if the Town doesn't approve it at town meeting the State will step in and have it done which will cost more money. Selectman Tanguay inquired as to what is the significance of February 18th. Hamilton explained that they have to have time to get the warrant prepared and posted. Hamilton stated that this is the time to enter into the contracts even though they can't vote on the money. Chairman Chandler questioned that if we agree to sign the contract and the town doesn't vote to accept this then we are done and how do we know that the BTLA (Board of Tax and Land Appeal) will approve the same company we signed the contract with. Hamilton stated that they will go out and get a contractor and the big

difference is how it is funded. Belville stated that they are signing this pending town meeting. Selectman Garland remarked signing the contract pending voting. Chairman Chandler inquired that in paragraph 19 that it states parties agree to waive the requirement of Tax 208.05 (a) (1) through (6) and wanted to know what we are waiving. Hamilton replied that it is the notice of hearing requirements, etc. Selectman Garland inquired if this has to be a one year thing or can we do half this year and half next year. Hamilton stated that the cost is in the reappraisal part as the inspection is less costly and that you can pay over multiple years if you obtain a bond. Chairman Chandler stated that this is a horrible time to do this with the real estate market being so bad. Hamilton replied that there is no good time as it is difficult anytime as the market is either on the bottom or way up on top so there is no perfect time. Hamilton remarked that taking the reappraisal in five years makes sure that everyone is paying evenly. Lynn Jones, AA, stated that perhaps they should extend the real estate sales for more than two years as the last two years we have had minimal sales. Hamilton stated that you could but you get into bends as the last two years have been stable and the longer you go back the more difficult it is to figure out the worth. Hamilton inquired if we have had a couple hundred sales. Chairman Chandler stated that he doubted it. Hamilton replied that they will set up a model of local market of sales and learn what has sold and apply it to unsold property. Chairman Chandler is concerned if we have enough time to get the paper work sent out to the contractors, have them look at it and get back to us and then have us review them all before February 18th. Lynn Jones, AA, inquired as to what was a reasonable time for contractors to respond. Hamilton stated 30 days and they will look at them with the Selectmen to help guide you as we have to make sure to get the article on the warrant. Beleville inquired if we had a copy of the contract. Lynn Jones, AA, stated that we did get a sample on line and she has retyped it. Chairman Chandler inquired if Belville could go through what the Selectmen are proposing and make sure that everything is ok. It was decided that Jones will e-mail a copy to Belville to review. Lynn Jones, AA, reminded everyone that we have to respond to the BTLA by Monday and wanted to know if the change in paragraph 17 was ok. The Selectmen were all in favor. Hamilton will hand deliver the necessary signed paper work to the BTLA. Selectman Garland stated that doing the revaluation now is just very bad as there are many people who are strapped for cash and this is going to have a big impact on

the tax payer, probably more now than it would have five years ago.

Chairman Chandler inquired if we would be able to continue to assess residential properties that are in commercial areas as residential. Hamilton stated that as long as they are occupied. Selectman Garland inquired about vacant land in commercial zone. Hamilton stated that they have to reside on the property.

Belville went over the letter she had written to the Selectmen concerning the State assessment review report on Bartlett as they had a few questions on it. Chairman Chandler stated that Lynn Jones, AA, does go out and measures new construction and doesn't need to be certified. Hamilton explained that yes she does have to be certified as you have to be either elected or appointed to be able to do it without being certified. Chairman Chandler stated that the Selectmen do appoint her to do it. Hamilton stated that she has to meet the requirements of the law. The Board or Selectmen or Board of Assessors are the ones who don't have to be certified. Belville also stated that you have to grade depreciation and if you have to go up in front of the BTLA board you are defending the value, grading, etc. and this is where the education helps out. Chairman Chandler went on to say that on the issue of current use that Mary Pinkham-Langer of the NH Dept. of Revenue went over the current use and we did what she required and cleared up from 1970's - 1980's and now find it perplexing that we did what one department told us to do and are being written up on it by another department. Belville stated that the problem was that the land change use tax was a subdivision of five and all were at "0" and there was nothing in the file to explain what had been done and they need something to capture the proper revenues.

Hamilton suggested that they put something in the file to explain why these were billed at "0". Selectman Garland commented that the process has been cleaned up since that time. Hamilton explained that when the assessment review was done that they just took random samplings. Lynn Jones, AA, inquired if when they do random sampling is it done by category (residential, commercial, condo, etc.) or for example is it every tenth one? Belville stated, just every tenth one or whatever the number is. Lynn Jones, AA, inquired that if the bids are due on February 15th, could Belville look at them ahead of time on Thursday and meet on Friday. Hamilton stated that Belville could look at them and sort out which ones are comparing apples to apples and this is what was agreed to be done.

Chairman Chandler made a motion at 11:00 AM to enter nonpublic session to discuss a request for aid under NH RSA 91-A: 3 II (c). Selectman Garland seconded the motion. Motion carried unanimously. Selectman Tanguay made a motion at 11:10 AM to end the nonpublic session and to seal the minutes. Selectman Garland seconded the motion. Motion carried unanimously.

Police Chief Timothy Connifey brought our newest full time police officer, John Sutton, in to be greeted by the Selectmen. A three year contract was signed by Sutton, Connifey, and the Selectmen.

The Selectmen reviewed correspondence, building permits, signed letters and checks prior to and throughout the meeting.

Meeting adjourned at 11:30 AM.

Respectfully submitted,

Brenda Medeiros, Sec.