

Town of Bartlett Office of Selectmen

Selectmen's Meeting Minutes: Monday, July 11, 2016

Attendance: Board of Selectmen Gene Chandler (Chair), David Patch, Jonathan Hebert

Visitors: Ray Mitchell

Reporters: None

Meeting opened at 03:30 PM.

There was some confusion as to whether this was a Non Public Session due to discussing and negotiating a new contract with Avitar and the NH Dept. of Revenue Administration. Due to it being a hot day, the door was partially closed to keep the air conditioning in the room and it was misunderstood that they were in Non Public Session.

Loren Martin, President, and David Woodward, Assessor of Avitar Associates, Josephine Belville, Real Estate Appraiser for the Department of Revenue Administration, and Steve Hamilton, Director for the Department of Revenue Administration met with the Board of Selectmen in regards to the town not meeting the requirements of RSA 75:8-a five year valuation. Chairman Chandler stated that we need to discuss what we have to do. Based on what we thought we had to do this year we asked L. Martin for an estimate for the work and it came in at \$145,000.00 which we don't have enough money to do that as we were under the impression that it would be around \$50,000.00. Given the shortfall in the budgeted amount, we really can't do anything this year and need an extension. Hamilton commented that 2016 was Bartlett's reappraisal year as the statute says it is to be done every five years. Selectman Hebert inquired if that was a full appraisal every five years. Hamilton replied yes and the last full revaluation was done in 2011. Martin clarified it says assessments shall be at full and true value and not necessarily a complete revaluation (which involves a full measure and list to every property) but that an update is possible. Hamilton commented that it is a duty that the town needs to take as now the Board of Tax and Land Appeals (BTLA) will have to be notified. This is an awkward position as this happened last time when it was more than five years and now we have the same kind of a problem again. Selectman Hebert inquired as to what is the worst case scenario that the BTLA will do. Hamilton stated that we have to petition the BTLA and that this is the second time the town has violated the law. Any joint agreement on a remedy that might accompany a petition to the BTLA will need to be included at a minimum to retain jurisdiction to assure the town has an executed contract and monies set aside to complete a subsequent update. It is preferable that the town maintain control over the assessing process and not have the BTLA take it over. The DRA desires to help the town retain control over this important function, while ensuring the town will meet the continuing future requirements of RSA 75:8-a. Martin commented that the town asked them to put in a bid for an update and it was greatly different than what had been previously quoted to them at an earlier meeting with DRA, which has put the town in a difficult financial situation. Chairman Chandler stated that he feels it is time to do a neighborhood analysis. Jones stated that she is aware of some problem areas and we will have Avitar look at them for this assessing period. We are finding that some properties in a couple areas are selling for more than our assessed value, yet a few areas are less. Selectman Hebert inquired as what amount should be budgeted for a full update. Martin stated around \$145,000.00 which would include measuring, listing, holding hearings, and inspections etc. of each property. Martin stated that right now Bartlett is listed as having 5308 properties but she would like to take a closer look at this as some units such as the Grand Summit has four quarter share owners but it is actually one unit which would make a difference in the costs as that itself has been considered as about 1000 parcels which would make the parcel numbers not accurate. If there are less parcels, the cost will go down so she would like to obtain a more accurate parcel count. (Selectman Patch was on call for his NH Coop job and was called out at 04:10 PM).

Chairman Chandler inquired if we do the full revalue in 2017 would we be expected to do another one in 2021 or 2022? Hamilton stated that he would hate to get to 2022 and have this happen again. Chairman Chandler stated that we will come up with something with the BTLA as we have been doing regular partial updates on things like new buildings, etc and our equalization ratio and associated factors are all within the range of acceptability. They also need to know we don't have the money and Avitar probably doesn't have the time to do a full update within 2016, although some work can start. Belville stated that since we had gotten approval to switch our Assessment Review year to 2016 to coincide with our update, she suggested that the Selectmen write a letter to the State explaining what has happened and request to change the Assessment Review to be in 2017 to coincide with the update. A letter will be written. Hamilton stated that the DRA desires to help the town retain control over this important function, while ensuring the town will meet the continuing future requirements of RSA 75:8:a. The DRA must proceed in a manner that allows us to efficiently carry out our duty. Avitar will also have to provide a new contract.

John Lowell, General Manager, at Attitash Ski area brought in a special event application that he would like the Selectmen to consider for them to host a snowmobile race in April 2017. Selectman Hebert inquired where it would be held. Lowell replied that it would be held at the base of Bear Peak and up around a couple of ski trails. Chairman Chandler inquired if this would be a day time event. Lowell replied yes that it would be held on Saturday and Sunday. Selectman Hebert inquired as to how many people they would expect at this event. Lowell replied three to four hundred and it would be held after the ski season closes. Chairman Chandler informed Lowell that the Selectmen would review the application and get back to him.

Selectman Patch returned to the meeting at 04:45 PM.

Selectman Hebert mentioned that he had contacted the Attorney General's office in reference to issues concerning the Trustee of the Trust Funds and they suggested that the town appoint some alternates. The Selectmen agreed this was a good idea. They will see who might be interested in being an alternate.

Chairman Chandler requested that the other two Selectmen think about establishing cemetery trustees who would be responsible for by-laws, picking out plots, collecting money, etc. Right now it is the responsibility of the Selectmen.

Chairman Chandler also requested the Selectmen to take a look at and think about what they would like to do with the house that the town owns next to the Glen cemetery. Do we fix it up and rent it? Maybe at least put the road in. Something to think about.

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

The Selectmen adjourned their regular meeting at 05:00 PM to host the Bartlett Jackson Transfer Station Committee meeting.

Respectfully submitted,

Brenda Medeiros, Sec.