

Town of Bartlett Office of Selectmen

Date: February 3, 2012

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 08:30 AM.

Jeff Earls, Christina Murdough and Sue Serino of Cross Country Appraisal Group and Josephine Belville of the NH Department of Revenue Administration met with the Selectmen in reference to a letter of several concerns that the Selectmen had sent to Cross Country Appraisal Group regarding the revaluation. 1.) Current use was done incorrectly. Earls stated the issue with current use was not straight forward and with it being carried over it was more difficult to match up on the new system. Lynn Jones, AA, remarked that she didn't know how others do it but as soon as she received the preliminary reports she knew something was wrong and brought it to Chris' attention. Belville explained that Mary Pinkham-Langer of the NH Department of Revenue had put together a chart and had all the factors calculated in to the old system but the new Avitar system was a lot different. Earls stated that no other town uses a chart. Belville stated that the Avitar system had changed the values and created the problem. Chairman Chandler stated that he was sorry that they had a problem but it isn't our problem as all the records were available for them to review. Earls stated that they don't do research. Chairman Chandler stated that is what created the problem. Selectman Garland inquired if we were ok now. Earls replied that once they heard of the problem they corrected it in short order.2.) Utility properties did not show up on the MS-1. Earls stated that this was due to incorrect zoning information from the initial data conversion. It has been corrected. 3.) Telephone pole/conduit assessment was not done. Earls stated that telephone poles are taxable and that he had sent a letter in November that explained what they were doing. He explained that they were waiting to see what was going to happen in the legislature and would send out a supplemental tax bill. Chairman Chandler inquired if we received the letter. Jones replied that we did after the fact. Selectman Patch inquired if this includes light and telephone poles. Earls stated that it did. Chairman Chandler stated that it wouldn't make a difference what the legislature decided as it wouldn't take effect till next year and wouldn't be on this years bill. 4.) Cell phone towers appear to be assessed on private property but not on the exempt properties of Lower Bartlett Water Precinct and they are missing the ones in the Attitash Hospitality Bldg. Serino stated that they had sent letters on the cell towers and were figuring out what bill goes to where. Selectman Garland inquired as to how many cell towers do we have in town. Serino stated 5 or 6. Chairman Chandler inquired if we bill for any cell phone towers. Jones replied some but it gets complicated about who owns the land. Chairman Chandler stated that if it is on their property they are responsible. Serino stated that the lease agreements make a difference. Chairman Chandler stated that he doesn't care what agreement is made. Serino stated that it has to be separated so as to get the bill. Jones stated she had sent a letter to the properties with cell towers to get contact info for the cell tower compainies and gave this info to CCAG. 5.) Assessment card indicates that our minimum lot size is one acre. Jones explained that our first acre is assessed at full value and the other acres are at a lower rate. Selectman Garland stated that we don't have an acre minimum as ours is

based on soil type and slopes starting at 30,000 sf and going up. Belville inquired if this minimum one acre can be turned off on the computer. Selectman Garland stated that it isn't so much a problem for us but for realtors or appraisers it is an issue. Chairman Chandler stated that we could end up in court if the statement on the card says one acre and it isn't then it could create a problem. Serino will call Avitar to see if this can be changed. 6.) No press releases other than the initial one announcing we were doing the revaluation were done. Jones stated that we are looking for guidance on press releases as we received nothing from Cross Country. Earls stated that they would do whatever we want them to do. 7.) A significant number of preliminary value notification letters were not received. Earls stated that we were asking him to stand up for the post office and they couldn't do that. Chairman Chandler replied that probably 70 % of the people didn't get letters. He has spoken to numerous people who didn't receive the letters and it isn't just one post office. It happened in Bartlett, Glen and the Intervale post office. Jones stated that a lot of local people didn't get their letters, including herself, and their mailing addresses haven't changed in years. Selectman Garland remarked that a lot of the problems people are calling us about could have been solved easily had they received the preliminary letters. Chairman Chandler stated that he feels they should schedule people to come in for a couple of days to see if a mistake was made and give them the opportunity to get it corrected. It was agreed that an ad would be placed and notices posted to provide hearings for those who did not get the preliminary value letter. 8.) We never received a request for a checklist of information that would be needed such as address changes etc. Jones commented that normally post offices will forward mail for a year. She stated that sometimes attorneys don't put a good address on the deeds, but it does seem bizarre that locals that have had the same address for years didn't get letters. 9.) Previously determined unbuildable lots were put back to full value and even though the property owners had previously provided documentation for their lot's buildability they are now faced with having to apply for an abatement. Murdough stated that unbuildable lots were done on an individual bases and what was unbuildable are now buildable as no documentation was provided that said it wasn't buildable. Jones remarked that the information was on the property cards that were given to Cross Country. Belville stated that once the bills are sent out that the abatement is the best way to go. Chairman Chandler stated if this is Cross Country's mistake why are the owners facing the problem. Jones suggested that an ad be put in the paper to have people meet with Cross Country to go over their values. They could call and set up an appointment through Cross Country. The meetings need to be scheduled soon so that people have time to get their comparisons together as the deadline for filing abatements is March 9th. 10) Shouldn't somebody from Cross Country have met with the Selectmen at the end and gone over the results of hearing, changes, etc and answered questions like how many interior inspections were done. Earls stated that 3002 interior inspections were done Earls stated that it was a timing issue as it takes awhile to put everything together. 12.) On the visit history what do the codes mean? Chairman Chandler stated that in going over the new property cards that he doesn't know what the codes on the new cards mean. Earls stated that Murdough would be willing to go over the cards with him Jones stated that the amenities factor as well as the view factor has created problems for us. Chairman Chandler stated that those are noticed on the cards quickly. Serino stated that it is all about location, location, location. 13.) Was the final review done? Murdough stated that

the final review was done. Belville stated that she noticed that the field review is on some but not on others. Serino stated that a stack of maps had been done but are not on the system yet. Jones mentioned that there used to be a summary paragraph on the old cards but not on the new ones and it is harder to find the information on the new cards. It was agreed by all that CCAG would meet with those who did not receive the preliminary

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value letter and have not filed for an abatement yet but have a question about their new value. Appointments are required and must be scheduled by calling 1-866-415-0130.

Chairman Chandler made a motion at 10:30 AM to enter nonpublic session to discuss a request for aid under NH RSA 91-A: 3 II (c). Selectman Patch seconded the motion. Motion carried unanimously. Selectman Garland made a motion at 10:45 AM to end the nonpublic session and to seal the minutes. Selectman Patch seconded the motion. Motion carried unanimously.

Josh McAllister, P. E. and Ed Bergeron, P.E. of H. E. Bergeron Engineers, Inc. met with the Selectmen to give them an update on the River Street Bridge project. McAllister stated that FEMA had approved the cost analysis project work sheet. He has contacted the Department Of Transportation and they are willing to do 80% of the town match.. Chairman Chandler inquired as to when that would happen. Bergeron stated that when they start building as it is coming out of different funds. Bergeron stated that the Selectmen needed to sign the application allowing Bergeron to act as their agent to submit applications to NHDES Wetland Bureau and to put the project on the town warrant as we need to get started. Selectman Patch inquired if the hydraulic study for the bridge was included in this price. McAllister stated that it is. Selectmen Garland inquired if it includes the berm. McAllister stated no it is the bridge. Bergeron stated that he would like to see this go on as a 2012 warrant item. McAllister informed the Selectmen that it is a requirement that they advertise for engineers for the River Street Bridge Rehabilitation. They would suggest that they send the Request of Qualification for the bridge rehabilitation to at least three engineers. Bergeron stated that the first step is the qualification package, the next is the technical proposal, and third is the interview. Selectman Garland inquired if FEMA would be involved in this process. McAllister stated that the project meets the original scope and he will contact Robert Ray of FEMA today. McAllister also believes that they may not have to have a temporary bridge. Selectman Garland inquired if they would close the present bridge to one way. McAllister stated yes. Chairman Chandler inquired if this was all in the price. McAllister replied yes. Selectman Garland stated that he is looking for any hidden costs. Bergeron replied that he doesn't know the impact on the area down stream and won't know that until Spring. McAllister explained that if we started next week and the predesigned phase starts in March that we could be paving in November. Generally we would have 14 months to do the project so it is feasible for late Fall or could be early Spring of 2013. Selectman Garland inquired what we would have for a back out time. Bergeron replied right up to construction. McAllister would like to get the review permits in today or Monday. Selectman Garland inquired about the cobble. McAllister stated that they would use stone

cobble and it can't be removed from the river. However, with the coffer dam we can do some work in the water. Selectman Garland inquired if we lowered the river channel wouldn't it be quicker. McAllister stated that Bert George has to sign a form allowing them to do work on his property. McAllister stated that it would be \$60,000 for a coffer dam if we rework the channel. The Selectmen signed a letter authorizing Bergeron to act as their agent to submit application to NHDES Wetland Bureau. The application fee is
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\$1765.00. Chairman Chandler requested that they ask for a waiver on the application fee as this was caused by tropical storm Irene. Bergeron stated that he feels that we should use the figure of \$247,000.00. Chairman Chandler stated that we could amend the amount at town meeting if we find it is different.

The Selectmen placed a telephone call to their attorney but he was unavailable.

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

Meeting adjourned at 11:45 AM

Respectfully