

Town of Bartlett Office of Selectmen

Meeting Minutes: July 13, 2012

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 08:35 AM.

Maura Goldman-Baker who resides on Hochland Road (1ALPEN-101-A00) telephoned the Selectmen to discuss a letter she had received from them in reference to Hochland road and drainage issues. Chairman Chandler explained that the road she lives on, Hochland Road is washing out and causing problems for the town and other land owners to the point of becoming a liability issue. The town would like to try to work with the people to resolve the issue. Chairman Chandler suggested that she contact the other home owners on that road to see if between them that something can be worked out and let us know what they come up with.

Mary Reed, Carroll County Public Health Regional Coordinator of Carroll Coalition for Public Health that is connected with the Department of Health and Human Services met with the Selectmen and gave them the new user friendly updated Pandemic Influenza protocol book. Selectman Garland inquired where the point of distribution is for this area. Reed stated that it is at the Kennett Middle School and that within 36 hours they would be able to give everyone in the area the necessary shots. If there was a more localized event they could set up in a specific area such as Bartlett. There is staff available 24 hours a day; you just have to telephone the Carroll County Sheriffs Department. They offer help with sheltering issues, medical cots for wheelchair victims, as well as other medical costs. Selectman Garland stated that what we are in need of are regular cots, not so much the special need medical ones. Reed suggested contacting the Red Cross. Reed also mentioned that they are working on getting a conference phone set up for those who can't make the meetings that they hold on the 4th Tuesday of each month at the Delegation room. Selectman Garland stated that he appreciated the smaller consolidated book.

Josephine Belville, Real Estate Appraiser for the New Hampshire Department of Revenue Administration (NHDRA) and Stephan Hamilton, the NHDRA Division Director, met with the Selectmen in reference to the outstanding issues with the revaluation done by Cross Country Appraisal Group (CCAG). They are not satisfied with the answers they have been getting from Cross Country as to the methodology that was applied, not enough description to tell how value taken, and if you look at the report to determine the method of support decision there is only a one line detail which isn't very useful. Selectman Patch stated that it is hard to believe that they were on the States approved list of appraisers but they don't seem to understand the process. Selectman Garland stated that if a homeowner asked questions it appears they just dropped the price back without any real consistent reasoning. Hamilton inquired about the abatements. Chairman Chandler stated that it appears that most of the abatement issues occurred because people didn't receive their preliminary value letters and therefore didn't realize there was inaccurate information. Belville inquired if Cross Country came back up to look at the properties that people put in abatement forms for. Lynn Jones, AA, stated that

it appears that someone was here in May and that some were done by telephone. Chairman Chandler stated that most of the abatements were unnecessary as they were due to data errors and his concern is how many others don't realize they may have errors on what is listed for their property. Selectman Garland stated that he feels we are worse off than we were before and he is less comfortable now than when we started this process. Chairman Chandler is concerned with the USPAP as we aren't going to pay any more money for CCAG to provide the information to NHDRA. We feel that we did our part, now it is up to them to do theirs. Hamilton agreed. Selectman Garland inquired that if someone goes to the NH Board of Tax and Land Appeals won't CCAG have to justify how they came up with their figures. Hamilton stated that the evidence of pattern doesn't support values. What was done is sufficient but we can't understand the basics from the prepared manual. Hamilton stated that the Town deserves to have answers as the creditability of name is at stake and CCAG has a duty to get the information to us. Right now if another company came along they wouldn't be able to understand what was done so they couldn't pick up and go from where CCAG left off. Belville is concerned about how they derived the residential square footage costs. Selectman Garland is concerned as to who would defend the numbers as he doesn't believe that CCAG can do that. Hamilton stated that NHDRA is going to petition the BTLA to have CCAG explain how and why they did the report in the manner they did and to ask them to have CCAG create a more comprehensive report. Chairman Chandler stated that we don't want to be involved. Hamilton assured him that we didn't have to be. Hamilton commented that we don't have evidence that the values are no good. Chairman Chandler stated that this will be the NHDRA vs. CCAG. Hamilton stated that technically it will be NHDRA vs. Town of Bartlett but they are the ones who will be requesting a hearing with the BTLA to discuss the problems with the USPAP. Belville stated that a compliant USPAP is in the contract and the contract was signed by Jeff Earls. Selectman Garland stated that because they had employees leave the firm they don't seem to know what is going on. Hamilton stated that whatever was done has to be in the system and it is not unreasonable to have the basic A, B, C of how the appraisal was done. Hamilton stated that they will request a hearing that is limited to the report. He thinks the results are ok but limited to documentation and methodology. Chairman Chandler questioned that we haven't received the land chart and it appears that there is no consistency with vacant lots. Belville stated that the charts are coming. Lynn Jones, AA, mentioned that we also don't have the village values. Belville stated that they will be in the USPAP report. Jones mentioned that CCAG has given back to us the paper files they were using so they only have now what is in their computer system. Hamilton stated that a comprehensive system is needed for the next company to come in and be able to continue the work. The work that was done needs to be good for five years. Jones inquired as to how quickly would the hearing take place? Hamilton replied that it would be a couple of months, so we are looking at early fall. Chairman Chandler mentioned that the Selectmen hadn't agreed with some of the abatements and they gave them less for example a well lot that they said was unbuildable hasn't any value and we don't agree as it is very valuable as it supplies water. Jones stated that there were 63 abatements that were granted and 46 that were denied. There are a couple of places such as Storyland and Glen Sand & Gravel that

Belville and Mary Pinkham-Langer, Gravel Tax Appraiser, will be working on next week to resolve any outstanding questions. Hamilton stated that he will keep the Selectmen updated as to how the proceedings are going and give the Selectmen an opportunity to go to the hearing. Selectman Garland inquired as to what happens if NHDRA throws the revaluation out completely. Hamilton stated that the town would have to sue the company and go back and hire another one but that would only happen if they find the revaluation insufficient but he doesn't think they will. Hamilton believes that in the end we will be in a better position and have better records.

Steven Orłowski of Linderhof Golf Course (2LNDCO-F00-10/H00-7) telephoned in reference to his abatement being denied. He disagrees with the feature value and feels that a mistake was made as his taxes went up \$275.00 in one year. Chairman Chandler requested that he put in writing his explanation and the Selectmen would look at it and go from there. Orłowski wanted to know how it could go up in one year. Chairman Chandler explained that the town was just revaluated and that the tax rate did go up from \$9.15 last year to \$10.48 this year. Orłowski stated that this was wrong and he will fight this as he knows of other units that only went up \$25.00.

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

Meeting adjourned at 11:00 AM.

Respectfully submitted,

Brenda Medeiros, Sec.