

At 6:00 pm the Board's meeting was called to order in the basement meeting room at the Fremont Town Hall. Present were Selectmen Annmarie Scribner and Greta St Germain; and Town Administrator Heidi Carlson.

There was discussion about cemetery work and having one of the Trustees as the Acting Supervisor so that the summer seasonal personnel have a direct contact if they have any questions, and someone who can oversee the work and let the workers know about anything that is pressing to be done. Carlson will provide this follow-up for the Trustees meeting scheduled for next Monday June 4th.

OLD BUSINESS

1. Selectmen reviewed the minutes for 24 May 2012. Motion was made by St Germain to approve the minutes of May 24, 2012 (the portion held in Fremont). Scribner seconded and the vote was approved 2-0. Selectmen reviewed the minutes prepared from the Regional BOS meeting held in Kingston as well.
2. The Solar Hot Water system is installed at the Fremont Safety Complex. Shift Energy is working on the final paperwork, and will be back for one final visit to show Town staff how the system works.
3. The Treasurer reports that current cash flow will not likely be sufficient for the final school payment (approximately \$857,000) of the current fiscal year to be made by June 15th. Motion was made by St Germain and seconded by Scribner to borrow \$500,000 in a Tax Anticipation Note from Citizen's Bank. The vote was unanimously approved 2-0. The Treasurer is contacting the Bank, and Carlson has made contact with Bond Counsel for the borrowing process.
4. Selectmen reviewed a Work Change Directive from Stantec Consulting Services related to the updated scope of site work to complete the Cooperage Forest project (Dzioba Construction site work). This had been discussed with the Road Agent a few weeks ago, and he had signed the change order. Selectmen reviewed and signed the order for a scope of site work totaling \$12,250.
5. Selectmen discussed how well the Memorial Day Program went. They also discussed some ideas for next year including purchase of a tent for use at the front area for elderly and some of the speakers. They discussed having the ceremony on the Meetinghouse lawn so that people would not be in the direct sun on a hot day. Selectmen reviewed and signed the many thank you letters to participants which were prepared by Jeanne Nygren. Jeanne Nygren was applauded again for all the work she did to make the day so memorable. The letters will be left so that Selectman Hunter can sign them tomorrow.
6. There was discussion about the part-time clerical position that the Police Chief is looking to implement. The Board will meet with Chief Janvrin to discuss this further next week, when the full Board is present.

Joe Lessard came in to the meeting at 6:20 pm.

NEW BUSINESS

1. Selectmen reviewed the accounts payable manifest \$29,336.89 for the current week dated 31 May 2012. Motion was made by St Germain to approve it, seconded by Scribner. The vote was unanimously approved 2-0. Selectmen also signed a corrected payroll manifest for last week in the amount of \$19,692.84 to replace the signed one in the amount of \$20,953.20. One check had been written in the wrong amount and had to be voided from that manifest. The Board signed a singular manifest for replacement check #43383 in the amount of \$540.56 (the corrected payroll check).

2. Selectmen reviewed the folder of incoming correspondence and bills for payment.
3. Selectmen reviewed and signed a journal entry for payment of Safety Complex invoice that will be reimbursed from the ETF for Town Building Maintenance.
4. Carlson updated the Board on the status of repairs and mitigation of Safety Complex water damage from burst relief valve on one of the boilers. The Town's insurers NH LGC and Travelers (boiler and pressure vessel coverage) are inspecting the site and preparing estimates for the damage. The mitigation/restoration company began working to dry out the building on Wednesday.
5. The cylinder was replaced in the Safety Complex sand separator system today, and this water system is operational again.
6. Selectmen received the Auditor's management letter and asked for Carlson to find out when he would be in to discuss his findings and the report.

At 6:30 pm Selectmen met with Joe Lessard of MRI regarding abatements and some assessing updates.

Lessard discussed the process of assessing and how market changes are viewed and incorporated following a revaluation. After that first year, there continue to be differentials, and the ratio between assessment and market value changes annually. This is monitored by the State of NH Department of Revenue Administration. As long as the relationship between the assessments and the market value is appropriate for all properties, the balance is maintained.

Lessard discussed variations that may occur in different property types, and that some may change more than other property types in the period of time between revaluation/recertification processes. The process is now conducted every five years in accord with NH Statutes and the NH Constitution.

Lessard stated that properties in Fremont are currently at 98.9% of market value, as this is Fremont's 2011 ratio. This ratio is always one year behind. MRI is suggesting that the Town look at classes of properties to see if they are out of line with the current ratio.

The Board asked for some additional information which Lessard said MRI will prepare, and the Board will further discuss it when they are all back together at a meeting. Lessard said he would be glad to come back if the Board has additional questions.

Lessard then began to review the abatements that have been processed for the 2011 tax year.

03-185 Cecelia Hart L/O Sandown Road

The Assessor's are recommending denial of this application as no evidence of market value was provided. Scribner moved to accept the Assessor's recommendation and deny the abatement for parcel 03-185. St Germain seconded and the vote was approved 2-0.

03-186 Cecelia Hart 91 Sandown Road

Lessard discussed the Assessor's opinion on this property and the Selectmen had several questions. Lessard will research this further and update the recommendation. The Selectmen took no action on this abatement pending further information

03-002 Martin Ferwerda Governor's Forest MHP

Lessard discussed this property and history of the value. The current abatement under consideration is a 2011 municipal level; and there are currently no pending BTLA matters. Lessard reviewed with the

Board his discussions and meetings with Mr Ferwerda. The Assessor's are recommending a reduction for the 2011 abatement of \$243,800 from \$993,800 to \$750,000; and further that the value of \$750,000 be used for the 2012 tax year. Mr Lessard agreed to recommend this to the Board of Selectmen on the condition that Mr Ferwerda will not appeal the 2011 decision to the NH BTLA and that he will not file a 2012 local municipal abatement.

This is a final determination for the values of this property for 2011 and 2012 and is conditioned on the fact that Mr Ferwerda has agreed that he will not file a BTLA appeal for 2011 and will not file an abatement for the 2012 tax year. St Germain moved to approve the assessor's recommendation based on the stated conditions and correspondence between Joe Lessard and Martin Ferwerda. Scribner seconded and the vote was unanimously approved 2-0.

03-001.001.053B

Calvin & Elinor Rollins

50 Country Lane

Lessard discussed the inspection, and recommended adjustment to the value. The Assessor's are recommending an adjustment reduction of \$11,900 from \$119,400 to \$107,500. Scribner moved to approve the Assessor's recommendation to grant the abatement for parcel 03-001.001.053B. St Germain seconded and the vote was approved 2-0.

03-001.001.023B

Jeffrey Schieding

23 James Road #1

Lessard discussed their inspection and recommended adjustment to the value. The Assessor's are recommending the assessment be reduced \$4,200 from \$93,600 to \$89,400. Based on the Assessor's recommendation, Scribner moved to approve the abatement for parcel 03-001.001.023B. St Germain seconded and the vote was approved 2-0.

03-169.060.012

Donald & Lorraine Bettencourt

36 Senter Circle

Lessard discussed their inspection and recommended adjustment to the value. The Selectmen had additional questions and the abatement was tabled pending further information.

Selectmen thanked Lessard for his time and he left the meeting at approximately 7:10 pm.

As St Germain needed to leave the meeting at this time, the Fee Schedule Public Hearing was unable to be held as it was posted for 7:30 pm. The notice was updated today to move this hearing to 7:30 pm on Thursday June 14, 2012 to be held immediately following the NH RSA 31:95-b Public Hearing that evening.

The next regular Board meeting will be held on Thursday June 7, 2012.

At 7:15 pm motion was made by St Germain and seconded by Scribner to adjourn the meeting. The vote was approved 2-0.

Respectfully submitted,

Heidi Carlson
Town Administrator