

**OFFICE OF SELECTMEN
6 HOLLAND STREET
PO BOX 139
MOULTONBOROUGH, NH 03254**

Selectmen's Meeting

May 6, 2010

MINUTES

Present: Selectmen: Joel R. Mudgett, Chairman, Edward J. Charest, Betsey L. Patten and James F. Gray; Carter Terenzini, Town Administrator; and Carol Fucarile, Executive Secretary.

I. CALL TO ORDER: Joel called the meeting to Order at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE:

III. REVIEW/APPROVE MINUTES: Betsey made the Motion to approve the Minutes of April 22, 2010 and April 29, 2010 as written. Ed Seconded. The Motion carried Unanimously.

IV. NEW RESIDENTS: Wendy L. Holbrook, Elise A. Bolwell, John H. Mensch, Jr., Joseph W. McBride, Don R. Barter, Dennis J. and Paula R. Lauricella, Steven L. Dirksen, Miriama Sykorova, Zacharie J. Clifford, Roger M. Lovering, and Hayley Jayne Turner.

V. PUBLIC MEETING:

1. Citizen Input: 1) Joel wanted to acknowledge the Girl Scouts and Brownie Group that planted a tree at Lees Mills by the bench that the Eagle Scout put up. 2) Al Hume asked about the problem with the floor at the Public Safety Building. Joel advised that we are waiting for something from the engineer. Carter stated that it would be before the Board of Selectmen on May 20, 2010 along with the task order for the next phase. 3) Jim Morrison asked why we haven't heard anything about the Capitol Improvement Committee. Joel stated that he would like to get that Committee up and running. 4) Natt King believes that LRCT is an organization that deserves a tax exemption in view of what they contribute to the community by having their land open to the public, hikers, fisherman, hunters, snowmobilers, etc. Joel stated that it takes approximately \$140,000 from the tax income base, so this is important to everyone.
2. Lakes Region Conservation Trust: Don Berry introduced himself as the President of Lakes Region Conservation Trust (LRCT) and was invited by Carter to address the discussion that came up at last week's meeting. LRCT purchased the Castle in early 2002. Recently, LRCT created the Castle Preservation Society (CPS) in order to manage this historic, tourist facility. Mr. Berry stated that CPS is now a separate 501(c)(3) organization. Last fall LRCT went to the Planning Board proposing a subdivision of two parcels of land from the overall Castle acreage (5,381 acres). About 135 acres is around the Castle, the Carriage House and the open field; and then another small piece on Route 171 where the ticket booth and the gate house are. It is their intention to convey ownership of those two parcels to the CPS in order for the CPS to maintain, protect, restore, preserve, etc. those buildings, and keep them open for appropriate public use, etc.; whereas the LRCT's mission is land conservation. LRCT has about 7,362 acres of land in Town all of which is open to the public for a variety of recreational activities. CPS has about 40 miles of trails. Some of CPS's board members were once board members of the LRCT. Mr. Berry's understanding is that the revenues that they get from

that operation are, at best, break-even-type revenues and not a moneymaker at this point. Mr. Berry believes they had a little over 40,000 visitors to the facility. The title to the buildings and the land immediately surrounding them will be transferred into their ownership. Betsey asked when it was approved by the Planning Board. Mr. Berry believes it was approved in November of 2009. The engineer is working on additional details to be added to the plan before it can be signed off. Betsey feels that CPS needs to come in to ask for an exempt status so that their financials can be reviewed. Mr. Berry stated that they would be happy to do that. Mr. Berry spoke with Ann Hackl, the Chair of that organization, and she is very eager to give the BOS a tour of the Castle and explain what CPS is all about. Jim stated that he, like Betsey, would like to see the financials of CPS. Mr. Berry stated that LRCT has never received any revenue from the CPS even though LRCT is still the legal owner of CPS. There was discussion concerning the logging of the LRCT. Joel stated that there is revenue being generated. Joel stated that the CPS hired a new director with a yearly salary of \$109,000. The BOS would like more information, and Mr. Berry offered to get a message to Ann Hackl to meet with the BOS. Betsey feels that it is important that the LRCT come in to talk with the BOS and thanked Mr. Berry for coming to this meeting. Al Ballard commended the LRCT and the CPS on the work they are doing. Mr. Ballard asked Mr. Berry to clarify their website where it states CPS is a wholly owned subsidiary of the LRCT. Mr. Berry will look into that. Mr. Ballard stated that LRCT owns twenty-nine properties and feels that LRCT and the CPS are basically the largest users of Town services and suggested a PILOT program. Mr. Berry apologized for part of their website that needs updating. Mr. Berry stated that he cannot make a financial commitment for the CPS, and Ann Hackl is ready, willing and able to speak with the BOS. Hollis Austin asked if Mr. Ballard spoke as a resident or as a member of the ABC. Mr. Ballard stated he spoke as a resident. Cristina Ashjian, as a volunteer for the master plan and a historical chapter, looked at the 1980's and 1990's master plan which emphasized a great need for conservation land in Moultonborough. Ms. Ashjian spoke in favor of the LRCT. Mr. Berry wanted to note, for the record, that there was a commitment made by the previous owner of the property to have a site plan done and that has now been done. Ed stated that it took years to get and LRCT did not do what was requested and did not help to repair the road to the Castle. Ed also stated that LRCT has a substantial income. Mr. Berry stated that the income is money raised (donations) to purchase land. Betsey stated that it is good to clear the air, but doesn't want to make a decision tonight. Mr. Berry offered to come back. The BOS would like to have Ann Hackl come in to talk with them and would like to see the subdivision plan. Tom Howard suggested that the Town might budget money for next year to have a cost of services study done to show the differences between commercial and residential and open space. Hollis Austin agreed with Mr. Howard that a cost of services analysis would be good.

VI. NEW BUSINESS:

1. Review: NH DOT Highway Block Grant Aid – Revision: Carter stated that whenever a change is made, they have to let us know. This is \$41.00 less than what was budgeted for. We will have to watch it as it is based on their revenue protections for the last two quarters of the year.
2. Review: NH DRA 2009 Total Equalized Valuation: Carter stated that he believes this to be within one to two percent of last year. Land values in Moultonborough have held up

very well. Betsey stated that the total equalized valuation, not including utilities, will be used to calculate each municipality's portion of the state education property tax.

3. Review for Approval: Moultonboro United Methodist Church, 2010 Religious Exemption: Ed Made the Motion to approve the Application. Betsey Seconded the Motion. The Motion carried Unanimously.

VII. OLD BUSINESS:

1. Radio Tower Lease: Carter reminded the BOS that this was tabled until the Planning Board received a new report as to the structural integrity of the tower and its ability to handle equipment. Carter doesn't believe there has been a new report submitted as yet. Joel asked Carter to make sure that Mr. Fulton is aware of that situation.
2. Lakes Region Conservation Trust, 2010 Charitable Exemption: Betsey would like to hold this and would like to get Ann Hackl in to discuss this. Carter will try to get her in for the next meeting.
3. Center Harbor Christian Church, 2010 Religious Exemption: Joel stated that they have redone their paperwork making the change that they are religious rather than a charitable, and Rev. Farah apologized for the error that was made. Betsey confirmed that they are not "charitable," but they are "religious." Ed asked if the lot behind this is still taxable. Carol stated that she would have to look. Ed Made the Motion to grant the religious exemption to the Center Harbor Christian Church for the piece of property that has the Church on it and that piece only. Betsey Seconded the Motion. The Motion carried Unanimously.

VIII. OTHER BUSINESS:

1. Legislative Update: The "Collar" was not extended on the House side (195 to 144 vote). In 2011 the current figures are about \$3.45m which is the estimate of what the excess state-wide property tax that we would have to send to the State. The increase is \$112.7m because we haven't had to send anything to the State for two years. Coming up for next week: 4 to 5 years ago the municipalities were granted the ability to bond for broad band infrastructure if the providers did not build if not profitable. This ability has been removed. Now a 20% match is needed. Rooms and meals is going to be reduced in 2011 by about \$6m – going back to the municipalities. Health and Human Services is getting cut again which may downshift to us. Also, the percentage for the state subsidy of employer contribution (police and fire) will go down to 20% from 25%. There is a pool risk management program that we pay to LGC for the Healthtrust; there is an amendment to say that the excess should be sent back to the municipalities. LGC is working hard to not have this go through; will find this out next week. Another bill coming up will give the insurance commissioner the ability to implement the federal health care reform act of 2010 with very little legislative oversight. Tomorrow they are looking at the stream-crossing rules. Betsey will hold office hours at Town Hall on May 24, 2010 from 9:00 a.m. to 12:00 p.m. to help anyone with the Low and Moderate Income Property Tax Relief Forms. This is an income based form (\$20,000 single and \$40,000 married). If no taxes are paid, there is no refund.
2. Planning Board Update: Nothing to report.
3. Administration Update: Joel asked Carter to set up a joint BOS/School Board meeting. Carter is working on this. Mike Lancor is to call Carter on Tuesday to set this up. Carter will also contact Joanne Coppinger to get a mutually agreeable time for a Planning Board

meeting. Joel also asked Carter to contact the Capital Improvement Committee to set a date. Also, Carter followed up on the legislation Betsey spoke about concerning the LGC Trust: the small amount of money that we might get is not worth jeopardizing the long term health of the trust fund. Carter asked for the BOS's authority to send a letter to the Finance Committee to oppose legislation that would tamper with the trust fund. Betsey agreed and stated that it would be on the Senate Floor on Wednesday. Carter will send a letter to Senator Bradley. Carter expressed the need for an interim assessor. Vision is unable to do this for us because of a staffing issue on their end. We have abatements pending and a Discretionary Preservation Easement as well as some other matters. We are looking at six weeks at eight hours per week. Three firms were looked into. The one that most suited us is Jim Rice of Cross Country Appraisal Group from Concord at the rate of \$50.00 per hour. Carter asked for authority to sign an engagement letter with them not to exceed \$3,500. Betsey Made a Motion to have Carter to prepare an Engagement Letter for \$50.00 per hour, not to exceed \$3,500. Carter will get Jim Rice's resume' out to the BOS. Ed Seconded the Motion. The Motion carried Unanimously.

4. Planning Board Minutes, April 28, 2010: Acknowledged.
5. Advisory Budget Committee Minutes, April 16, 2010: Acknowledged.
6. Milfoil Committee Minutes, April 26, 2010: Acknowledged.

IX. PENDING: None.

X. CORRESPONDENCE:

1. Rex & Nelsa Slaughter, April 24, 2010: Joel agreed that States Landing is a mess. The Town is now waiting for the State's approval to put some sand on the beach. Carter feels that it needs more than what work can be done by hand. Betsey asked if a cone(s) had been placed there. Carter will double check on that. Betsey did look at the beach and said there are a lot of gullies there. Carter asked the BOS for approval for a task order from the engineer to do the dredge and fill. They will be here on the 20th. There are two issues, short term, from the storm damage. The long term solution is to address the siltation built up over the years. This will require an extensive study, both in terms of time and dollars. Whatever comes out of that study would have to be budgeted for. Carter will send Mr. and Mrs. Slaughter a letter to let them know we are doing something.

XI. CITIZEN INPUT: 1) Jim Morrison asked whether or not the funds raised when the collar went off could only be used for education purposes by the various towns and not other building projects. Betsey said her recall was that there was something in the legislation about it and would check. 2) Al Hume asked how much per thousand the tax rate might go up when the collar goes off. The answer was \$1.25+/- . 3) Al Hume asked for a presentation on the Safe Routes to Schools Plan. Carter pointed out that the Committee had been disbanded and invited Mr. Hume to review the final report on the Town's website. Carter further offered to attempt to address any questions that Mr. Hume might have on that report. 4) Jim Morrison asked the status of Fox Hollow, and Joel advised him that our efforts continue, although substantially complicated by various property easement issues. 5) A question was raised as to what was happening with the old street signs now being replaced. Carter will look into it with Scott Kinmond and will advise.

XII. ADJOURNMENT: Ed Made the Motion to Adjourn. Betsey Seconded.
Motion Carried Unanimously.
Joel adjourned the meeting at 8:50 p.m.

Approved

Date
Respectfully Submitted
Carol Fucarile, Executive Secretary

DRAFT