

Approved 1/1/95

TOWN OF NEW BOSTON

SELECTMEN'S MEETING MINUTES

DECEMBER 19, 1994

A regular business meeting of the Board of Selectmen was called to order at 7:02 p.m. by Chairman Pimenta.

PRESENT: Michael S. Pimenta, Chairman
Darlene M. Goodin, Selectman
Lorraine A. Cleveland, Town Administrator
Todd I. Selig, New Town Administrator

REQUESTED APPOINTMENTS

Mr. George Hildum, the independent assessor, was in attendance to discuss assessing in 1995. Mr. Hildum expressed his opinion that the Town will need a complete revaluation within the next three to four years. The recent partial revaluations, according to Mr. Hildum, should only be seen as an interim measure between now and the next complete revaluation. Selectman Goodin and Ms. Cleveland concurred with this view.

Mr. Hildum suggested that it would be far more efficient for the Town to move from a manual assessment record system to one that is automated. He feels an automated system would make it much easier for New Boston to do a complete revaluation, as well as to conduct site specific updates as needed.

Mr. Hildum explained that by doing valuation updates every two to three years, as well as when needed due to construction or sales, you reduce the cost of complete revaluations and ease the shock to the taxpayer once the revaluation has been completed. Chairman Pimenta questioned whether doing updates every two or three years would really save the Town money. Mr. Hildum felt it would. Ms. Cleveland pointed out that it would take the Town some time before it would be in a position to undertake complete revaluation updates every two or three years because the necessary record keeping technology is currently not in place in the Town Hall.

An alternative assessment approach, according to Mr. Hildum, would be to place New Boston on a four year "quadrant system" assessment cycle where each year one-quarter of the Town would be checked for data accuracy, and at the end of the fourth year, the market value of all property in New Boston would be adjusted to the correct level. Mr. Hildum feels that such a system would keep New Boston's assessment records in an extremely up-to-date condition. Mr. Hildum emphasized that the system could only be implemented if the Town invested the time and resources necessary

Board of Selectmen Minutes
12/19/94

to develop an automated assessment record system. Selectman Goodin asked if this "quadrant system" would be cost effective. Mr. Hildum responded that it would be more accurate, and would therefore ensure new construction, recent additions, and home improvements would be included in the assessing records.

Chairman Pimenta inquired whether Mr. Hildum felt that building material costs were leveling off, and if so, how necessary it would be to do revaluations on a yearly rotational schedule. Mr. Hildum felt that material costs were increasing, and that a yearly rotational schedule would be one viable alternative for the Town.

Ms. Cleveland emphasized the large number of errors that were found in the assessing records as a result of the recent partial revaluation. She felt that a four year "quadrant system" cycle would do much to alleviate current errors, as well as keep future discrepancies to a minimum.

Chairman Pimenta asked whether Mr. Hildum did assessments himself, or had a crew. Mr. Hildum responded that he does all pick-up assessments by himself.

Selectman Goodin noted that Mr. Hildum's resume was very impressive. Ms. Cleveland stated that she has had success working with Mr. Hildum over the years, and that he is an excellent assessment practitioner.

Mr. Lloyd Hill came before the Board regarding his application to fill the Finance Committee vacancy. Chairman Pimenta asked how Mr. Hill felt about capital reserve funding. Mr. Hill responded that he viewed it as a common business practice and was not opposed to the idea for municipalities. Chairman Pimenta asked Mr. Hill if he would be able to make Wednesday night meetings. Mr. Hill responded that he could not foresee any problems attending the Finance Committee meetings.

Mr. Scott Farrell came before the Board regarding his interest in filling the Finance Committee vacancy. Mr. Farrell asked the Board to tell him more about the Finance Committee opening. Chairman Pimenta explained the role of the Finance Committee, as well as its meeting schedule. Chairman Pimenta asked Mr. Farrell how long he has lived in New Boston. Mr. Farrell responded four years. Chairman Pimenta inquired as to Mr. Farrell's occupation. Mr. Farrell responded that he is a biologist in Bedford. Chairman Pimenta asked why Mr. Farrell wants to serve on the Finance Committee, and what financial background he has. Mr. Farrell stated that he wants to get more involved in the Town, and that he currently has no financial background. Mr. Farrell

Board of Selectmen Minutes
12/19/94

noted that he would also be interested in serving on committees other than the Finance Committee.

Selectman Goodin moved that the Board appoint Mr. Lloyd Hill to fill the vacant Finance Committee seat for the duration of Richard Hechtl's term which expires in 1996. Chairman Pimenta seconded the motion. The vote was unanimous.

ADMINISTRATIVE

The Board reviewed and approved the weekly payroll and accounts payable.

Chairman Pimenta approved weekly pistol permits.

The Board approved intent to cut forms for Map 10, Lot 19, 20, 63; Map 7, Lot 19, 20, 21; Map 8, Lot 90.

The Board postponed action on a Gravel Permit for Richard Messina, Map 7, Lot 9, until Mr. Messina submits additional information as requested by the Board at their site walk on December 15, 1994.

The Board reviewed and approved the Department of Revenue Administration's recommendations for abatements resulting from the 1994 revaluation update totaling in the amount of \$940,000.00.

NEW BUSINESS

Ms. Cleveland reported to the Board that the purchase price for the Messina gravel pit was \$29,900.00. The Road Agent is urging the Board to buy the pit as it will pay for itself over the next few years. Ms. Cleveland recommends that the Board include the purchase of the gravel pit as a special article on the Town Warrant.

Selectman Goodin moved that the Board of Selectmen take \$2,000.00 out of the Highway Block Grant funds to purchase a new computer for the Highway Department. Chairman Pimenta seconded the motion. The vote was unanimous.

Selectman Goodin moved that the Board of Selectmen authorize Mr. George Adams to hook up the new Town Hall telephone system donated from Digital Corporation for an installation cost of \$425.00, and a materials cost of approximately \$50.00. Chairman Pimenta seconded the motion. The vote was unanimous.

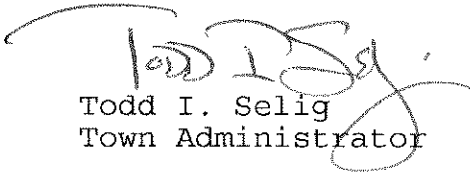
Board of Selectmen Minutes
12/19/94

Ms. Cleveland requested that the Board of Selectmen grant her 19.75 hours of approved compensatory time, and 1 1/2 unused sick days amounting to \$534.00. This amount would be paid to Ms. Cleveland during the next payroll cycle. Selectman Goodin moved to grant Ms. Cleveland her request. Chairman Pimenta seconded the motion. The vote was unanimous.

Selectman Goodin moved that the Board of Selectmen encumber \$15,000.00 of Highway Block Grant money to finish work on the Highway Storage Shed. Chairman Pimenta seconded the motion. The vote was unanimous.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted



Todd I. Selig
Town Administrator