



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
SELECT BOARD
APPROVED MINUTES

REGULAR MEETING –MONDAY, SEPTEMBER 9, 2013 –7PM
NORTH HAMPTON TOWN HALL

1. Non-Public Session, Pursuant to RSA 91-A:3, II(e) Regarding Pending Litigation

2. Call to Order

Chair Maggiore called the meeting to order at 7:00 PM. Those in attendance were Selectman Wilson, Selectman Miller and Town Administrator Apple.

Chair Maggiore led the Pledge of Allegiance.

Motion by Selectman Wilson to seal the minutes of the Non-Public Session. Seconded by Selectman Miller. Motion carries 3-0.

3. Approval of Minutes of Previous Meetings

3.1 Select Board Minutes of August 26, 2013

Motion by Selectman Wilson to approve the minutes as amended. Seconded by Selectman Miller. Motion carries 3-0.

4. Consent Calendar

4.1 Abatement of Taxes: Tax Map 005, Lot 89-7

Selectman Wilson asked to take this item off the Consent Calendar, and move to New Business.

5. Communications to the Select Board

5.1 Correspondence from Hamptons Post No. 35

Chair Maggiore read a letter into the record from Commander Ralph G. Fatello, American Legion Post 35, extending an invitation to the Select Board to attend the American Legion's unveiling and rededication of the Global War on Terrorism Memorial Monument on September 11, 2013.

Chair Maggiore stated that he had received an email on Friday, September 6, 2013 from Mr. Vic Carbone addressing his concerns regarding the removal of a street light on Appledore Avenue.

The Select Board suggested this item be placed on the next agenda under new business.

6. Report of the Town Administrator

Finances
Technology Inventory
Statistical Update

Personnel
Personnel Plan
Merit Pool Policy

Finance Policies
Hampton Rod and Gun Club
Status of DOL Citation

Reconstruction Town Clerk Building
Earned Time Policy
Storm Water Regulations

Town Administrator Apple reported the Town's auditing firm finished their work on FY2013, and audited financial statements will be forthcoming in the next few weeks. He further stated the town finished with a surplus of \$23,393 representing less than 1% of the total operating budget.

Town Administrator Apple reported on expenditures for FY2014 noting a lot of the expenses thus far have been annual expenses that are typically paid at the beginning of each fiscal year.

7. **New Business**

7.1 Discuss Response of Little Boar's Head Commissioners on Concurrent Jurisdiction and Ratify Select Board's Response

Chair Maggiore read a letter from Richard "Dickie" Garnett, Chair of Little Boar's Head, and a response to Mr. Garnett from the Select Board. Copies of both letters are attached to these minutes.

Dickie Garnett stated Little Boar's Head commissioners were in receipt of the letter sent to them by the Select Board and will have a response soon.

7.2 Meet with Paul McKenney of Vision Government Solutions to Discuss Assessment Update

Paul McKenney, District Manager of Vision Government Solutions addressed the Select Board regarding the recent town wide valuation update that is required by the State of New Hampshire every five years.

Mr. McKenney explained that Vision Government Solutions reviewed and measured the entire valid sale properties in North Hampton that occurred between April 1, 2011 and March 31, 2013. There were 126 sales during that time period consisting of 78 residential sales, one condominium sale, eight vacant land sales, and 39 mobile homes sales.

Mr. McKenney stated overall values decreased -1%. Vacant land values increased by 7%, commercial values decreased 1%, condominium values decreased -2% , and mobile home values decreased -14%.

Mr. McKenney stated that 60 hearing dates have been set and will be held at the Town Hall from September 11 through September 13.

Selectman Wilson asked Mr. McKenney if he would explain, in layman terms the definition of coefficient of dispersion.

Mr. McKenney stated it is a statistical term where the values are arrayed from high to low from which comes a median change in value. Coefficient of dispersion therefore is how far from the median it is, and basically states all the sales in that group are close to the median.

Selectman Wilson stated it is the average of the distance between the median and each data point.

Town Administrator Apple stated a meeting regarding the proposed new assessments was held with Mr. McKenney, Mr. Marsh, Selectman Wilson and Michael Coutu. A consensus was reached to have the data proposed by Vision audited.

Michael Coutu addressed the Select Board and spoke of his involvement in the 2008 re valuation process where a considerable amount of financial and statistical analysis was completed to try to come to a pointed view of whether or not the tax burden, on a collective basis, was fair and equitable.

Mr. Coutu stated he is confident that he and Selectman Wilson can complete their audit, and make a recommendation to the Select Board within two weeks.

Jane Rockwell, 8 Atlantic Avenue asked how decreases in commercial properties effect the residential

properties as far as taxes are concerned.

Mr. McKenney stated one of the primary ways of appraising commercial properties is looking at how much income the property generates. Income and expense statements were sent out to all commercial property owners in North Hampton, and Vision Government Solutions received a small response from property owners. If income and expense reports are not received from property owners, rental income is used.

A member of the audience (name unintelligible) asked whether or not properties sold at auction are used as a qualified sales during a revaluation.

Mr. McKenney stated they are not considered a qualified sale.

Motion by Selectman Miller to appoint Selectman Wilson, Michael Coutu, Paul McKenney, Scott Marsh and Town Administrator Apple to the Reval Review Committee and to complete the review by October 1, 2013. Seconded by Chair Maggiore. Motion carries 3-0.

7.3 Discuss Recommendation of Municipal Facilities Committee

Chair Maggiore stated that on September 6, 2013, he, Town Administrator Apple and John Ricci had toured three fire stations. The intent of the "field trip" was to get a perspective on square footage costs.

Chair Maggiore stated on September 4, 2013, the Municipal Facilities Committee voted 3-2 to recommend the draft of the municipal complex process, as it now stands, to the Select Board. The Municipal Facilities Committee felt it had met its obligation per the charge they were given.

The charge the committee was given from the Select Board asked them to produce a plan with appropriate space needs for a new municipal facility complex, in conjunction with, design and architectural professionals. Also included in their charge was to make sure the complex had a reasonable cost, with an aesthetic that conformed to a classic and rural New England look.

Town Administrator Apple showed pictures of the three fire stations that were toured in Manchester, Portsmouth (Pease National Guard Fire Department) and New Castle. Square footage costs ranged from \$200 per square foot to \$280 per square foot.

Chair Maggiore stated the ledge profile on the homestead property came back, with Mr. Ricci and Mr. Lamare stating they could work with the ledge. The full report will be ready and available for public inspection within two weeks.

Selectman Miller stated he felt it was now incumbent upon the Select Board to make a decision regarding going forward with the project, and as far as he is concerned, there isn't any reason to stop moving forward.

Selectman Wilson stated he believed the Municipal Facilities Committee has fulfilled their charge and have done an admirable job in a very short amount of time.

Selectman Wilson stated he is concerned with moving forward with one warrant article on the ballot that has essentially three motions; building one library, build a public safety building and build a town administrative building. There is potential for failure if a majority of voters vote negatively due to one part of the motion they disagree with.

Selectman Wilson stated he believed it would be in the best interest of the town to proceed with three warrant articles on the ballot in March rather than one. He stated it would be prudent to have one article for each of the propositions. Whatever is decided, the library is required to raise a certain amount of money to match whatever the bond issue will be.

Selectman Wilson stated he does not believe the library has raised a sufficient amount of money to match whatever is required to build the building they are proposing. He further stated he believed it would be in the library's best interest to have a separate proposition, at a separate time. The Trustees can choose to go in March or a year from March depending on how their fundraising efforts go.

Selectman Wilson suggested holding three public hearing over the course of the next several weeks. One hearing would be held for each proposal in order to get a sense of what the public thinks about each proposal.

Chair Maggiore stated the Trustees of the Library should be asked where they are at in their fundraising efforts.

Susan Grant, North Hampton Public Library Director stated the library had met recently with their fundraiser regarding their plan, and they just completed their feasibility study. She stated at some point the Trustees would like to present this information to the Select Board.

Ms. Grant stated that it would be possible to raise the funds by the spring as long as the library had a site and a set of plans.

The Select Board discussed the possibility of refurbishing the existing police department for town administrative offices. It was noted that Mr. Ricci submitted a proposal of an approximate cost of \$650,000 to do this. Mr. Ricci stated that a needs assessment should be conducted first.

Motion by Chair Maggiore to have Ron Lamarre of Lavallo and Brensinger continue with the second phase of his planning with the direction to start with a “flipped” version of the library and town offices, complete the planning of all three buildings with the idea that all three buildings may go on the ballot as three separate warrant articles. Seconded by Selectman Miller. Motion carries 3-0.

7.4 Abatement (This item was moved from the Consent Calendar to New Business)

Chair Maggiore stated that John Driscoll was requesting an abatement of interest for a late tax payment on property owned by his now deceased parents.

Selectman Wilson stated he asked to place this item under New Business, and out of compassion for the gentlemen, recommended approving the abatement.

Selectman Miller stated the Select Board would have to show compassion to every taxpayer that has a problem paying the interest on their taxes, and to be fair, it has been the policy of the Tax Collector to recommend their denial.

Chair Maggiore stated he did not want to set a precedent by abating the interest due.

Motion by Selectman Wilson to grant the abatement. No second. Motion fails.

8. Closing Comments

8.1 Closing Comments by Visitors

Robert Field, Mill Road discussed planning and funding issues with the proposed town campus.

8.2 Closing Comments by Select Board Member

Selectman Miller thanked the Municipal Facilities Committee for their hard work in a short period of time of turning what was an idea into something the Select Board can take forward and try to get accomplished.

Selectman Wilson suggested crafting a formal resolution to thank members of the Municipal Facilities Committee, and vote to adopt it at the next Select Board meeting.

9. Adjournment

Chair Maggiore adjourned the meeting at 9:34 PM.

Respectfully submitted,

Janet L. Facella

