

**DRAFT
JOINT BOARD
OF THE TOWNS OF
SUNAPEE, NEWBURY AND NEW LONDON
June 28, 2016
NEWBURY TOWN OFFICE**

Present: Dennis Pavlicek (Newbury Town Administrator), Ed Thorson (Newbury Select Board), Tina Helm (New London resident), Donna Nashawaty (Sunapee Town Manager), Gary Daniels (Town of Newbury Resident), Kim Hallquist (New London Town Administrator), Sue Gottling (Sunapee Select Board), Norm Bernaiche (Chief Assessor), Kris McAllister (Assessor)
Dennis Pavlicek called the meeting to order at 8:12a.m. Copies of the agenda and previous meeting minutes were distributed.

Minutes of March 17, 2017: Donna Nashawaty made motion to approve minutes, seconded by Ed Thorson. All in favor.

Budget Recap (2016 year-to-date) Dennis Pavlicek reported that the \$9,500 workman's comp adopted budget amount is the annual payment amount.

Quarterly Recap: Norm Bernaiche

Scheduling

Mr. Bernaiche stated that he and Ms. McAllister will be spending most of their time in Newbury due to the upcoming Town wide revaluation. In the beginning stages of the revaluation, Norm and Kris will be in Newbury Wednesday thru Friday and 1 day per week in Sunapee & New London. During the revaluation process, the schedule will change.

Staffing (staff training)

Kris McAllister took the USPAP update course. Norm participated in a few sessions. Ms. McAllister also took the state statues update and needs to complete her background check as required for re-certification.

ASB-Assessing Standards Board

Mr. Bernaiche stated that the Assessing Standards Board (ASB) is pushing issues that are costly to communities. In 2004/05 the ASB developed guidelines and standards that are now law. Uniform Standards of Professional Appraisal Practice (USPAP) was developed for independent appraisers who had no oversight. Towns are now subject to this. We are employees of our communities and report to many bosses. ASB is setting rules that are a burden on employees of communities. They have put the onus on the certified person doing the work.

Ms. McAllister stated the ASB is proposing that we must hire an independent contractor for special use properties such as Baker Hill and Mount Sunapee.

Mr. Bernaiche has always sat down and discussed the assessment process and values with property owners in past. We have been to court and have experience, knowledge, and a relationship with the ski area and Baker Hill. Hired appraisers who are not as familiar with these properties come in at different amounts. Typically the Town hires an outside appraiser and that then prompts the ski area to hire a different appraiser. Maybe the Town can get a little bit higher value but you run the risk litigation. Our focus is not to make mistakes on the 2 and 3 million properties as that would cause a domino effect if we had a flaw in our modeling or process.

Mr. Bernaiche stated that the same appraiser was used in Sunapee and Newbury for utility values. Sunapee was appealed, but they did not appeal in Newbury. The utility companies have spent money appealing their appraisals and the communities have won. Donna Nastawaty stated that we are spending tax dollars to fight values.

Tri-Town GIS

Norm presented the Newbury Town Office monitors and demonstrated how to use the new GIS on the monitors. Discussion continued on how this technology could benefit New London and Sunapee.

Newbury Revaluation

Mr. Bernaiche and Ms. McAllister are in the process of adjusting the assessing tables in Newbury now. Soon, they will be out in the field via car and boat.

Pending Cases

Mr. Bernaiche stated that we have a pending Supreme Court case in New London. This case is a fire damaged building and owner did not file under statute they should have, they filed an abatement instead. The Select Board went by the law, the Judge's opinion was that you can do either. There are a couple lake front appeals in New London. We will not know the status of appeals in Sunapee until September 1st.

Mr. Bernaiche created a Tri Town progression letter that explains where they have been and what we do. Donna Nashawaty said it was a refresher and suggests we use it as a marketing tool and put it on website. Norm said he will edit it.

Safety Concerns

Mr. Bernaiche asked Mrs. Hallquist if they were going to set a policy for safety concerns. Mr. Pavlicek stated the assessors should meet with the new Tri-town chair. Mr. Bernaiche shared his experience regarding an incident with a homeowner. After a pleasant discussion with a homeowner, to Mr. Bernaiche's surprise, she changed her tune after he visited the site. She threatened that she would hire an attorney and that Mr. Bernaiche was trespassing. Mr. Bernaiche stated that he did not see a no trespassing sign. The property had plumbers, electricians, and

builder with trucks and materials. Mr. Bernaiche did not see any signs until he returned to the site later after everyone was gone.

Discussion continued regarding no trespassing issues and how to handle situations.

Set Next Meeting Date

Mr. Pavlicek announced the next meeting date will be Tuesday, September 20, 2016 at 8 a.m. in the Sunapee Town Office

Mr. Pavlicek thanked the 2 members leaving the Board, Ed Thorson and Tina Helm. Mr. Thorson thanked everyone, he stated that he had learned a lot from being on the Board. Mrs. Helm thanked the Board and stated she feels the 3 communities get the best bang for the buck by working together. Mr. Bernaiche thanked everyone for their support.

Dennis nominate Kim Hallquist as Chair, seconded by Ed Thorson. All in favor.

Having no further business before them, Donna Nashawaty moved to adjourn the meeting and seconded by Ed Thorson. All were in favor, the meeting adjourned at 8:47 a.m.

Respectfully submitted,

Patricia MacDonald

Land Use and Assessing Assistant