

SELECTMEN'S MEETING

October 3, 2012

Executive Board Attending: David Upton, Susan Hansel, Maury Collins, Edie Drinkwater, Admin. Assist.

Others Attending: Joanne Tramontozzi- DRA, Dennis Dellagrecia, Maureen Lord, Barry Tolman, Karen Tolman, Kathy Blaudschun, Priscilla Walter, Bert Wingerson

Chair David Upton opened the meeting at 6:04 PM.

Joanne Tramontozzi from the Assessment Division of the DRA attended the meeting to assist the Board with suggestions when considering an Assessing/Appraisal Service. A Request for Proposal is being formulated and her thoughts proved very helpful. She suggested that the Board consider asking that the assessor spend some time in the Town Office on a regular schedule so that residents can bring in their questions by appointment. She also suggested that we be assigned one assessor by the company that everyone can become familiar with and come to understand and be comfortable with his/her technique for assessing property and dealing with tax payers.

Joanne also reviewed a letter from the DRA indicating a lack of full compliance with the current use recording regulations. This is a very large project which Joanne hopes will be complete and in full compliance before the next full reevaluation in 2016. This "Assessing Review" has always been advisory but this may change within the next 5 years.

Questions came up regarding interior remodels with no access, or refused access to property with noticeable interior renovations. Several suggestions were offered including the use of a Magnetic car sign saying "Town of Nelson, Assessor". This could be helpful if people are fearful of letting in a stranger. Also, the assessor should always carry identification and perhaps a letter from the Town indicating assessing activity in the area. The Town office staff could also assist in calling to set up appointments with those who may work or need a certain time or day to accommodate this process.

If it appears that new work has been done on a home it should be added to the pick orders when the assessor is in Town. It will then be reviewed for any changes or upgrades on the property.

The next area of concern was the Elderly Exemption asset limits. Many people with low income but extensive land assets are having difficulty paying the tax on land that may have been in their family for generations. Increasing the asset limits by a Town Vote could offer some relief to elderly residents facing this situation. Another option that is available (without a vote) is a Tax deferral. With this option a lien is placed on the property by the Town. This would then be collected by the Town upon the death of the owner. This comes at a cost of 5% interest and can only be used up to 85% of the equity value of the property. Each individual would need to evaluate the risks and benefits of this option.

Joanne indicated that there is very specific wording for a Warrant Article to increase the asset or income limits for Elderly Exemption. She indicated that it may be on the DRA web site or she will get it for the Board.

Next David reviewed the rules of conduct during a Selectmen's meeting. This included audience participation at designated times only. The rules also include no eating or drinking during the meeting (except Bottled water), and turning off cell phones. These last two rules had been voted on and approved September 19, 2012.

Next a question by Maureen Lord was addressed. Her question concerned a "Face Book" posting by Julia Lennon prior to the Selectmen's vote approving her as Teri Upton's choice as Deputy Town Clerk/Tax Collector.

In response David read a letter to the Board written by Teri Upton.

The original letter will be attached to the approved minutes and on file for viewing at the Town Office.

It reads as follows:

TO: David Upton, Selectman Chair

RE: Please include the following statement as part of your official meeting minutes for October 3, 2012. Thank you. (initialedTU)

NEW DEPUTY TOWN CLERK/TAX COLLECTOR

Please join me in welcoming Julia Lennon as the new Deputy Town Clerk/Tax Collector. Julia comes to the job with a strong background not only in business, but also in human relations. She is upbeat, happy and competent, and as clerk I am very happy to welcome her to our office. I look forward to working with her and I hope she will choose to run for my position in March. Many of you already know Julia as clerk to the planning and zoning boards, and as an active Member of the trails committee, an offshoot of Moving in Step. At least for the immediate Future, Edith Notman, Deputy Town Clerk/Tax Collector for more than ten years, has graciously Agreed to continue to provide necessary coverage in my absence, though she wasn't interested In running for the position in March.

As you may know, the hiring process began this past July when I posted the position of deputy Town clerk/tax collector on the town website, sent the information to Candace Fulford for the Moving in Step newsletter, and posted the position on the town bulletin boards. In that posting, I indicated that I would choose and present a candidate to the selectmen in early September. Per RSA 41:18, "a deputy shall be appointed by the town clerk with the approval of the selectmen.

Before meeting with the selectmen, I met with Julia to discuss the position and explain what I Would be proposing to the board, and we discussed the requirements of the position. I did Meet with the selectmen on September 5, 2012 at 6 p.m., presented my choice, and received Their approval. Julia Lennon was hired as deputy town clerk/tax collector at that meeting.

On September 26, 2012, at the selectman's meeting, Maureen Lord presented a print-out of a page from Julia's Face Book account showing that Julia had posted my appointment of her to the position on her website shortly after 2 p.m. on September 5, hours before the selectmen met to confirm her application for employment. It was an innocent expression of pleasure in anticipation of her new position.

There has been no ill intent, nor was there any collusion or any other malfeasance on the part of anyone associated with your town office.

Teri Upton
Town Clerk/Tax Collector

Next David reviewed the meeting with Lea McLaughlin from LGC regarding Health Insurance. The discussion centered on the Town's entrance into the risk pool that covers SAU 29. To do this requires approval from SAU 29. A request will be drafted and submitted to SAU 29. If approved there would be no significant changes to the insurance except the anniversary date and a potentially lower cost.

David made a motion to submit the request to SAU 29 to allow the Town of Nelson to join their risk pool.

Susan seconded the motion.

The motion then carried by unanimous vote.

The next item was discussion of sending a reminder to all Boards and Commissions or Committees regarding RSA 91-A.

This was prompted by a recent event which required decisions by the Cemetery Committee. It had been reported that discussions and decisions had taken place through email. This practice is not allowed by RSA 91-A.

A reminder will be drafted which outlines the requirements for posting and conducting a public meeting in accordance with RSA 91-A. This will then be distributed to all Board, Commissions or Committees that it would apply to.

There was a brief report regarding the final details of the Town Office renovation. With just a few small details remaining the office renovation is complete.

The next item of discussion was Chapter 674, Local Land use Planning and Regulatory Powers. Regulation of Subdivision of Land Section 674:41. This pertains to issuing Building Permits on Private roads.

This section calls for review and comment by the Planning Board and governing body vote to issue Building Permits on such roads. It further calls for the applicant to produce evidence that Notice of limits of municipal responsibility and liability has been recorded in the county registry of deeds for the lot for which the building permit is sought.

This regulation would apply to the Congoran Building Permit therefore no action will be taken until reviewed by the Planning Board next week.

The regulation will be added to the Check List for Building Permits.

The next item was the proposal for a wireless security system at a cost of \$1650.00. This would be a "Panic" alarm system which would be a direct dial to a police dispatch at the push of a button. A dedicated phone line will be required for this system.

After brief discussion Susan made a motion to approve this security system purchase at a cost of \$1650.00.

Maury seconded the motion.

The motion then carried by a vote of 3-0.

Edie reviewed the process underway for an audit of the Apple Hill Grant from several years ago. The audit requires several pieces of documentation dating back four years.

Edie expressed thanks to Tom Buttrick who, when called, immediately came to help in pulling together many of the items needed. Tom was Treasurer at that time and had a lot of

background information to help with this task.

Next David read a list of possible Warrant articles that may be formulated and put on the 2013 Town Warrant.

Some Possible Warrant Articles for 2013 Town Meeting

To see if the Town will:

1. Increase Land Asset Limits to \$1,000,000 for Residents 65 or More Years of Age.
2. Increase Elderly Abatement Limits to \$100,000 of Assessed Valuation
3. Return Control of the Buildings Capital Reserve Fund to the Town.
4. Appropriate the Sum of \$110,000 for the Restoration and Remodeling of the Nelson Town Hall
5. Use the Sum of \$110,000 (could be only \$60,000 if the LCHIP grant is forthcoming) from the Silver Lake Fund to Pay for the Restoration and Remodeling of the Nelson Town Hall
6. Use \$20,000 from the Silver Lake Fund to Establish an Emergency Expenditure Capital Reserve Fund
7. Use the Remainder of the Silver Lake Fund to Reduce Taxes for 2013 or
8. Transfer the Remainder of the Silver Lake Fund to the Buildings Capital Reserve Fund.
9. Appropriate the Sum of \$100,000 for the Remodeling of the Library Basement
10. Appropriate the Sum of \$450,000 for the Restoration of the Second Floor of the Old Brick Schoolhouse
11. Appropriate the Sum of \$3,000 for the Town to Purchase the Product Liability Insurance Needed to Allow the Nelson Farmers' Market to Sell Their Products on Town Property. This Insurance Would Cover Only the Town's Portion of Liability Exposure Related to Farmers' Market Activities. The Farmers' Market Organization will not be covered by the Town's Product Liability Insurance.
12. Appropriate the Sum of \$25,000 for the Continuing Cyclical Appraisal of Town Property.
13. Establish an Expendable Trust for the Benefit of the Nelson Farmers' Market. The Trust to be funded by Donations to the Nelson Farmers' Market. Agents for the Trust to be the Nelson Agricultural Commission.

The audience was offered some time for questions or comment.

Kathy Blaudschun requested a copy of the expenditures for the first 3 quarters of 2012.

Maureen Lord requested a copy of Teri Upton's letter to the Board.

Arrangements will be made with Edie to fill both of these requests.

All paperwork was then presented for review and signing.

Susan made a motion to approve the manifest as presented.

David seconded the motion.

The motion then carried by unanimous vote of 3-0.

David made a motion to approve the minutes of the September 26th meeting as presented.

Maury seconded the motion.

The motion then carried by unanimous vote of 3-0.

Edie reported that after a complete dissection of Terry Mednick's file multiple errors were discovered including what seems to be a typo which may have caused the multiplier in Avatar to calculate an unusually low tax assessment for some of the years prior to 2010, at which time it was corrected. The assessing company as well as the DRA will be asked to try to clarify this.

With nothing further, David made a motion to adjourn the meeting.

Maury seconded the motion.

The motion then carried by unanimous vote of 3-0.

Meeting adjourned at 8:54 PM

October 3, 2012

David Upton, Chair

Maury Collins

Susan Hansel