

TOWN OF TEMPLE, NEW HAMPSHIRE
BOARD OF SELECTMEN
February 25, 2014
FINAL MINUTES OF PUBLIC MEETING

Board members present: John Kieley, Mike Darnell, Gail Cromwell

Call to order by Kieley at 5:30 p.m.

Paperwork: Signed Veteran's Credit application for Sainsbury.
Signed intent to cut for Connolly, M 01 L 008-1
Signed vouchers.

2013 Equalization Ratio: Mark Stetson, Avitar Associates and Greg Heyn, State of NH-DRA Monitor met with the Board to discuss the 2014 revaluation of the town. Stetson explained the 2013 equalization ratio first. Stetson has determined that the ratio will be approximately 110% and expects the State to come up with a similar ratio. There was discussion about the low number of qualified sales in Temple, there were 6 qualified sales in the look back period. Kieley asked if this ratio indicated that assessments would be reduced by 1.05%. Stetson stated that that would not be a good number to publish. Stetson explained the rule of thirds – 1/3 would go down, 1/3 would stay the same and 1/3 would increase. Stetson also explained that different categories of properties are affected differently by the market. Move by Kieley to sign the State of NH-DRA equalization certification, second by Cromwell and voted in the affirmative.

2014 Revaluation: Stetson reviewed the process for the revaluation. The goal is to bring properties to market value as of April 1, 2014. The deadline for submitting the final data to the Board will be October 1, 2014. Work will start late spring/early summer with hearings on new assessments scheduled for August. Avitar does the data entry for the update changes. Sale properties will be inspected. Kieley asked if Stetson will be looking at sales in neighboring towns. Stetson said he would probably look at neighboring towns, but those sales won't be a significant factor in determining values.

Greg Heyn reviewed the State of NH-DRA process in the revaluation. Heyn informed the Board that the DRA tries to make sure the assessing company follows mass appraisal standards. The DRA will review a % of the properties looked at during the data verification process. The DRA notifies property owners before attempting to visit the property to confirm the data on the assessment card.

The Board reviewed the Revaluation/Update contract from Avitar. Darnell asked about Temple residents having the ability to look at the values on Avitar's website. Stetson stated that according to page 6 of the contract residents would have 30 days to review data on the website and the letter sent with new values will provide log-in information. Kieley stated that the timing of receiving the end product is important for the setting of the 2014 tax rate. Stetson replied that the deadline is 10/1/14 but he is looking at getting final data to the Board by mid-September 2014, this should not interfere with the year-end tax bills. Move by Kieley to accept Avitar's contract for the 2014 revaluation/update, absent a performance bond, second by Cromwell and voted in the unanimous affirmative.

2014 Assessment Review: Greg Heyn spoke to the Board about the 5 year assessment review process. Heyn explained that he will look at assessment practices, exemptions and credits given, data accuracy and current use. Heyn informed the Board that in the 2009 assessment review Temple was one of the few towns that had

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a 100% rating for assessment practices. Heyn informed the Board that the work Ms. Harling, Administrative Assistant, did in keeping the records in the office was the reason for the 100% rating.

2014 Budget: Ted Petro met with the Board to discuss wage increases for the four full-time employees. Petro wanted to let the Board know that he plans on offering an amendment to the budget to give the four full-time employees a 3% increase instead of a 1 ½% increase, due to the fact that the town does not pay anything into any type of retirement account for these employees. Darnell stated that the Town Clerk is treated differently than all the other employees because she does not receive health insurance. Petro reminded Darnell that the Town Clerk is an elected position and does not work full-time. Petro also stated that he remembered the reasoning for not offering health insurance to that position and that the Tax Collector position, as an elected position, will not receive health insurance when there is a new person in that position. The Board agreed with Petro that a conversation regarding payment into some type of retirement account for the full-time employees should be started. Petro was willing to forgo his amendment if the Board would promise that they would work on this during 2014.

Converse Road Bridge: Tim Fiske, Road Agent, updated the Board on the work Dubos and King is doing. Fiske told the Board that he has spoken to Bob Durfee and the final plans are progressing. Fiske said the easements with John Barry and Bruce Kantner need to be settled soon. Kieley will contact Nancy Mayville of the State of NH-DOT for the State's opinion on what is appropriate for the easements.

Prior Minutes: Move by Kieley to approve the 12/23/13 minutes as written, second by Cromwell and voted in the unanimous affirmative.

Move by Kieley to approve the 1/7/14 minutes as written, second by Cromwell and voted in the unanimous affirmative.

Move by Kieley to approve the 1/14/14 minutes as written, second by Cromwell and voted in the unanimous affirmative.

Move by Kieley to approve the 1/21/14 minutes as amended, second by Cromwell and voted in the unanimous affirmative.

Move by Kieley to approve the 1/28/14 minutes as amended, second by Cromwell and voted in the unanimous affirmative.

Move by Kieley to approve the 2/8/14 minutes as written, second by Cromwell and voted in the unanimous affirmative.

Move by Kieley to approve the 2/11/14 minutes as written, second by Darnell and voted in the unanimous affirmative.

Miscellaneous: Fiske asked if the Board had adopted the Snow Removal Policy he had put together. The Administrative Assistant will review prior minutes to determine the status of this policy.

Kieley asked Fiske how the Highway Department is doing on the snow plowing budget. Fiske stated they are doing okay. The sand pile is small because he bought less sand in 2013.

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Cromwell asked Fiske for a sketch of the new cemetery and an explanation of the work he plans to do there in 2014. Fiske agreed to provide a sketch.

The Board reviewed a letter from Doug Guy. Kieley suggested the Board meet with Guy on 3/11/14 at 7:30 pm and asked the Administrative Assistant to send Guy a certified letter informing him of this appointment.

The Board discussed a schedule for election day. Cromwell will be at the polls from 10 am to 1 pm; Kieley will be at the polls from 1 pm to 4 pm and Darnell will be at the polls from 4 pm to 7 pm.

Cromwell shared information that the Town of Greenfield had sent out to its taxpayers regarding the school. Cromwell also informed the Board that Conval School Superintendent Minnihan had filed a complaint with the State of NH Attorney General's office regarding this information claiming that Greenfield was electioneering. There was discussion about the Superintendent's office sending out non-emergency information over the "Alert-All" network that directly addressed certain people and/or issues. Kieley suggested the Temple Board send a letter to the Attorney General expressing concern over the complaint filed by Minnihan and requesting the Temple be involved in the meetings. Ted Petro questioned why Temple would become involved. Kieley will contact a Greenfield Selectman to discuss this and report back to the Board.

Move by Kieley to adjourn, second by Cromwell, and so voted at 7:23p.m.

Minutes submitted by Debra Harling

~ Next meeting scheduled for Tuesday, March 11, 2014 at 7:00 pm ~