

Selectmen Meeting Minutes  
Monday, August 13, 2012

Present: Chairman Smith; Selectmen Darcy, Schill; TA Collins  
Selectman Ebbighausen and Selectman Rideout were absent.

6:00 p.m. Chairman Smith call the meeting to order.

The Selectmen reviewed the manifests.

Selectman Darcy made a motion to accept the Selectmen Meeting Minutes of July 30, 2012, Selectman Schill second. Motion passes unanimously.

6:30 p.m. Vision assessment process discussion took place. Stephan Hamilton, CNHA, from the State of New Hampshire Department of Revenue Administration and Paul McKenney, from Vision, were present to discuss the basic elements of the evaluation process.

The re-evaluation process helps with possible mistakes that have been made in the taxation of properties. Then the taxpayer may file for tax abatement with the Selectmen by July 1<sup>st</sup>, and may appeal the Selectmen's decision by September 1<sup>st</sup>.

A question was asked why in some cases there was a huge decrease change.

Stephan Hamilton responded that individual properties are not assessed, they look at all alike properties, i.e. all condos, all manufactured home, and come up with a model value in the different use classes.

Vision performs an annual data collection of properties that have had new alteration, new buildings, or add on's. The State requires re-evaluations performed on all properties atleast every five years. The individual towns decided whether they would like to complete re-evaluation performed every year, every two years or the five year requirement. Evaluations outcome also depends on the changes in the real estate market.

A question was asked if the Town of Hinsdale's evaluations were based on Market Value or Replacement Value. The use of Replacement Value is based on Market Value.

The Statute states the Market Value is a requirement. Therefore, New Hampshire tax is based on Market Value.

The State of New Hampshire has seen a significant low change in the values of properties, but values are beginning to level out.

A question was asked, when collecting date for the re-evaluations are all properties being looked at or just the properties that have been check up on within the four year time frame.

Sales and building properties are looked at and also all other properties were looked at.

Select group evaluations process if spread over the five year time period there is less noticeable impact on the tax rate.

A question regarding non-use Commercial/Industrial properties, do the evaluations change?

A Commercial/Industrial property that is not in use should be valued at market value/rent and vacancies. It is still based on the sales in the area location of the property.

Further discussion took place in the changes and questions and concerns were expressed.

The Selectmen thanked Stephen Hamilton and Paul McKenny for coming to speak with them for education on the process of Vision's re-evaluations.

Selectman Schill made a motion to accept the manifests of August 6, 2012 and August 13, 2012, Selectman Darcy second. Motion passes unanimously.

Selectman Darcy made a motion to sign a letter to residence with delinquent water rents, Selectman Schill second. Motion passes unanimously.

Selectman Darcy made a motion to accept the Sewer Collection of Rents for the second quarter, in the amount of \$74,412.65, Selectman Schill second. Motion passes unanimously.

Selectman Darcy made a motion to collect pre-payment of taxed in the amount of \$499.20, for the property located at 357 Oxbow Road, so a permit may be obtained, Selectman Schill second. Motion passes unanimously.

Selectman Schill made a motion to accept the following tax abatements:

Laurie Sault, property located at 8 Oak Hill, in the amount of \$8.70, 2011 3<sup>rd</sup> quarter, was charged interest twice.

Michael Coakley, property located at 14 Pond Road, in the amount of \$21.98, interest was charged in error.

John Stonebraker, property located at 52 Pine Street, in the amount of \$39.41, interest was charged in error.

Selectman Darcy made a motion to sign the MS 1 Extension Request to November 1, 2012, Selectman Schill second. Motion passes unanimously.

Selectman Darcy made a motion to sign a Cemetery Deed in Pine Grove Cemetery, Selectman Schill second. Motion passes unanimously.

TA Collins discussed with the Selectmen, a memo from Community Development office regarding Bob Harcke's property. The property was subdivided in 2002 and remaining three acres merged with his lot and was never put in current use. Selectman Schill made a motion to credit Mr. Harcke for over payment, Selectman Darcy second. Motion passes unanimously.

TA Collins discussed with the Selectmen that heating oil bid requests have been forwarded to several companies for bids and are due August 27, by 3:00 p.m.

TA Collins discussed with the Selectmen the oral board interview that took place on Tuesday.

TA Collins wanted to schedule a Selectmen's workshop on Monday, August 20, 2012, at 6:00pm, to review employee evaluations.

Selectman Schill discussed his concern regarding the new police cruiser and it being used on a regular basis. The concern was the cost of the fuel usage and maintenance that may be needed.

Selectman Schill also discussed a device called Idle-Rite, and would like to see it in all cruisers. Idle-Rite is a device that shuts down the vehicle after it has been running for a period of time and when the battery charge gets low it starts the vehicle back up.

The Selectmen agree to a visit to Lisa Borst's property on August 20, 2012 at 5:30.

Selectman Schill discussed the Police Building Team Committee. They will be meeting on Thursday and would like to know if they are closer to decided where the facility will be located. He would also like the Selectmen to visit Winchester's Police Station; they are close to the same staff size as Hinsdale's Police Station.

Chairman Smith discussed the status of the Grange.

Selectman Schill asked about the status of the Masonic Temple. A discussion was had regarding the roof damage and any possible damage inside the building. Chairman Smith said he would take a look at the property.

Selectman Darcy discussed the Capital Reserve fee he noticed on the Manifests and possibly budgeting for the fees in the future.

The Yard Sale Ordinance was discussed.

The Bridge project was discussed. The Brattleboro/Hinsdale bridge project is back on the ten year plan. It was suggested that the Bridge Committee starts to meet again.

It was further discussed regarding the Yard Sale Ordinance, to possibly rescind the ordinance. A Public Hearing will be held to rescind.

Chairman Smith asked the public if they had anything they would like to discuss.

It was discussed about an Electrical company coming into New Hampshire to save on power and natural gases.

Bruce Bellville expressed that he liked seeing the Selectman's Agenda online and possibly getting other committees to post their agendas.

He also had a question regarding any word on the RFQ engineers and nothing yet.

Mike Cassidy came before the board to discuss a citation he received for his service dog not being on a leash.

Chairman Smith ask if anything further from the public and thanked them for their attendance.

8:20p.m. Selectman Schill made a motion to go into Non-Public Meeting, Selectman Darcy second.

Non-Public RSA 91A-II (a) Reputation

Smith I, Darcy I, Schill I

Motion passes unanimously.

9:00p.m. Selectman Darcy made a motion to come out of Non-Public Meeting, Selectman Schill second. Motion passed unanimously.

Selectman Darcy made a motion to seal the Non-Public Meeting Minutes, Selectman Schill second. Motion passes unanimously.

Selectman Darcy made a motion to accept the Non-Public Meeting Minutes, with corrections, Selectman Schill second. Motion passes unanimously.

9:00p.m. Selectman Schill motion to adjourn, Selectman Darcy second. Motion passed unanimously.

Respectfully Submitted,  
Alicia A. Marshall  
Secretary