

Town of Milton
Board of Selectmen Meeting
December 4th, 2017
Milton Town Hall

Board of Selectmen Attendance: Selectmen Chair Andrew Rawson, Ryan Thibeault, Town Administrator; Heather Thibodeau, Recording Clerk; Danielle Marique

Public Attendance: Denise Hudsa, Renee Pater, Pam Smith, Karen Gloab, Nancy West, Glenn Bailey, Karen Brown, Barbara Hughes, Mark Hughes, Sara Prince, Les Prince, Susan Henders, Marybeth Walker, Mike Sullivan, Roxane Weymuoth, Roland Meehan, Shari Gaesser, Russell Neal, Betsy Baker, Steve Baker, Norm Turgeon, Brian Boyers, Michelle Beauchamp, Nicholas Marique, Pat Smith

Meeting Called to order by Chairman Andrew Rawson, reciting the pledge of allegiance. Stated that due to time the meeting announcements would be rearranged after the first topic of agenda under new business was completed.

New Business:

- **Discuss recent Town Assessment with town contracted assessor. Board of Selectmen questioning how this process occurred without prior knowledge or notice. A current total of 747 properties increasing between 1-14.9% and 1189 properties increasing up more than 15%, totaling 2719 properties. The average change was over 14%.**
 - A. Rawson stated that Marybeth Walker from Corcoran Assessing is here to represent the Town assessing contractor. Stated that during this time of public forum, no names are to be used only property. One specific property as an example given is a 2005 mobile home in Milton Mills with no land value, the assessment rose nearly \$50,000 in a year time.
 - M. Walker stated that back in July of this year a memo was emailed to the assessing department addressed to the Board of Selectmen and Town Administrator stating the update in assessments needed to be done and that nothing needed to go thru specific Board of Selectmen formal meeting format.
 - A. Rawson stated yes, they approved the assessment to continue but only because it was suggested by the assessing contractor that it was due to take place.
 - M. Walker stated the goal is to bring the values between 95-100% to market value. The memo stated that assessment values were to be as a mass appraisal and not individual, based from the sales of the year. Price per square foot, quality grade, land value and property location such as private property versus mobile home park are all factors of such increase. Mobile homes started at 65% market value and needed to be raised up to 95-100% market value as with all properties. Prior to the new assessments the town overall reflects 89%, single family residencies are at 91%, single family waterfront residencies are at 79% condominium residencies are at 86%. Mobile home market value percentage was the lowest market value which is reflective of such a large increase.
 - R. Thibeault questioned the number of mobile sales in 2017.
 - M. Walker stated there were not enough sales to produce a market value for the year.
 - R. Thibeault questioned hoe many commercial properties were in this data.
 - M. Walker stated only one commercial property sold in the time frame which was the storage unit. Also stated that they did not conduct individual appraisals on properties but mass appraisal
 - A. Rawson stated finds it hard to believe with a mass appraisal and have a 2005 mobile home

with no land be of 50,000 values last year and now at 100,000, questioned why that itself doesn't raise a red flag. Many people are very concerned with their assessments.

M. Walker stated it has been 3 years since those properties have been appraised. The assessed value is at or below the sale value.

R. Thibeault questioned that if one type of property goes up wouldn't they all go up and stay consecutive and why aren't commercial properties being taken into effect.

A. Rawson questioned why would a mass appraisal be completed while the market is so good.

M. Walker stated that fair assessments as of April 1st, 2017 due to outdated assessments that the Town could have chosen to wait and hold off.

A. Rawson stated they did not wait on the assessment because it was suggested by the professional assessing firm to do so now.

R. Thibeault stated many townspeople have come to him expressing concern that this is the result of the state of NH.

M. Walker stated the assessments are based on the state of NH guidelines and that they monitor everything the contractor does.

R. Thibeault stated that the town will soon have this contract out to bid for other companies to take over in place of Corcoran Associates.

R. Porter stated that her assessment went up 28% living on a private road with 26 houses.

Concerned that per the state of NH a limiting condition classification would be a private road.

Stated that the value of her house is to be assessed much less due to Fanny Mae not accepting mortgages per the NH assessing guidelines.

M. Walker stated that she can not speak about specific properties, they must follow the abatement process and that this was a mass appraisal and based on the town sales for the year not individual appraisals.

B. Hughes questioned what the percentages referred to.

M. Walker stated that Milton's assessments reflect the 99.1% market value they were at in 2014. In 2015 there were 3 mobile home sales reflecting 105% market value. In 2016 there were not enough sales and in 2017 mobile home market values are at 65%.

G. Baily stated his house has doubled in assessment stating it is a 36year old mobile is being assessed based off a 'new' mobile home.

M. Walker stated that they have to go off what it would be valued at today.

A. Rawson urged residents to fill out the abatement paperwork.

K. Wallingford stated approximately 70 forms have been given out and to date only 7 have been returned.

L. Brown motioned for the Budget Committee to open their joint meeting and move to recess until 6:30 to allow time for Selectmen's meeting to continue and finish.

R. Thibeault questioned how new buildings compare.

M. Walker stated that if the house is 100% complete it will be assessed at the value of land and the house total.

B. Hughes questioned if values were in Milton and Milton Mills only.

M. Walker stated that yes, the values were set in 2014 and with the growth in a 3 year span it was adjusted for April 2017 appraisal date.

G. Baily questioned those who cant afford taxes due to assessment now has to hire someone for a new appraisal just to continue with the process.

M. Walker stated that once the abatement is filed property visits happen then is brought to the Board of Selectmen to approve or deny application.

R. Thibeault questioned how Corcoran assessors check themselves.

M. Walker stated that margins are set per the state of NH.

R. Neal questioned that if all assessments went up and taxes stayed the same no one would be here to complain. How did the taxes increase if the budget stayed relatively the same.

A. Rawson stated that the state of NH sets the tax rate based on the new assessment.

S. Perrault stated that the percentage of properties decreased in value.

B. Hughes stated the total assessment was based off 70 sales, 2%.

R. Thibeault stated that the new fire station is assessed at \$739,600 and that it cost much more than that to build, was this apart of the assessment for this year.

M. Walker stated if it was 100% complete it was measured and assessed in April of this year.

K. Glab questioned the overall monetary value of increase to the town.

K. Wallingford stated it is 58 million in evaluation, Tax revenue equals 1.4 million.

A. Rawson stated he urges all to fill out abatement forms and continue with the process and reminded of the March 1 deadline for abatements to be completed. Motioned to seek bids for new assessing contractors. R. Thibeault seconded. 2-0

R. Thibeault stated he is very discouraged with this all and suggested that Corcoran Assessing look into their process.

Joint Budget Committee meeting called back into order

A. Rawson stated the town employee birth dates for December, as well as a moment of silence for town resident passings for the month of November.

A. Rawson motioned to accept the Treasurers request to adjust her budget back to the 2017 approved with a \$1 increase due to post office box rate change totaling \$10,381. R. Thibeault seconded. 2-0

R. Thibeault motioned to accept the default budget of \$4,535,719.80. A. Rawson seconded. 2-0

Police contracted services line to be adjusted to reflect a \$500 increase to \$22,763

Budget Committee budget numbers are missing from the default and Board of Selectmen approved amounts, should reflect a total of \$2,600

Both error adjustments will be made and corrected.

- Town Administrator

S. Perrault questioned the Town Administrators Professional Services line that the proposed 2017 total amount is reflective of the website costs being the driving force for that line.

H. Thibodeau stated the line is not completely expended yet that there will be adjustments to follow this coming month.

T. McDougall agreed the line should be adjusted, suggests adjusting line to \$12,305.

L. Brown motioned to accept Board of Selectmen request. S. Perrault seconded. 4-5 Motion did not carry.

S. Perrault motioned to accept Town Administration budget to \$283,824. D. Wing seconded. 5-4 Motioned carried.

- Town Clerk/Tax Collector

T. McDougall motioned to accept Town Clerk/Tax Collector budget of \$122,941. A. Rawson seconded. 8-1 Motion carried

- Treasurer

S. Nadeau motioned to accept Treasures budget of \$10,381. D. Wing seconded. 7-2 Motion carried.

- Supervisor of the Checklist
E. Hutchins motioned to accept the Supervisor of the Checklist budget of \$3,497. A. Rawson seconded. 9-0 motion carried
- Moderator
A. Rawson motioned the Moderator budget of \$4,086. E. Hutchins seconded 9-0 motion carried
- Budget Committee
S. Nadeau motioned to accept the Budget Committee budget. 8-1 motion carried
- Trustee of the Trust fund
A. Rawson motioned to accept the Trustee of the Trust Fund budget. T. McDougall seconded. 9-0 motion carried
- Assessing
S. Perrault questioned the exacts of the Professional Line.
D. Wing motioned to set a decrease of \$10,000 to the Professional Services line, totaling \$119,013.25. P. Hurd questioned with the exception to the Contract and Professional everything is relative. K. Wallingford stated yes, computer programming is within both fields. 6-1, BC Chair abstains. Motion carried.
- Insurance & Benefits
S. Nadeau noted there is no authority over figures of \$756,042.
- Government Buildings
P. Smith states there is a computer error and the total budget should reflect \$193,973.
S. Perrault questioned the mower costs. A. Rawson stated the mower needs to be commercial due to the amount of jobs. P. Hurd questioned if there is a fund balance for town equipment. A. Rawson stated no, there is for trucks but not for general equipment. S. Nadeau questioned if mower was under the CIP. L. Brown stated no that it does not meet the requirements to do so. A. Rawson motioned to accept the Government Buildings budget of \$193,973. E. Hutchins seconded. 5-4 motion carried.
- Cemetery Committee
S. Nadeau motioned to accept the Cemetery Committee budget of \$10,000. S. Perrault seconded 9-0 motion carried.
- Police
D. Wing stated the budget will reflect a major increase over multiple years time. S. Nadeau reminded salary and training is the driving force of the entire budget.
S. Nadeau motioned to accept Police budget of \$937,616. E. Hutchins seconded. 9-0 motion carried.
- Fire
L. Brown questioned the Communication Equipment line of \$1 to be correct. N. Marique stated this is correct that it reflects anticipation to a new radio line but not needed due to the CIP. D. Wing stated the budget is \$60,000 over 2017. T. McDougall stated the Elected Salary line reflects an increase. A. Rawson stated elected officials are of different titles than stipend, elected official are hourly, salary employees.
E. Hutchins motioned to approve Fire budget of \$443,941.27. A. Rawson seconded. 8-1 motion carried. E. Hutchins commended Chief on his grant work to save monies.
- Planning & Code
D. Wing questioned full time salary. T. McDougall stated he recalls an increase from last year, this year is relative to cola and merit. A. Rawson motioned to approve Planning & Code budget of \$95,045. T. McDougall seconded. 7-2 motion carried.

- Planning Board
S. Nadeau motioned to accept the Planning Board budget of \$1,750. A. Rawson seconded. 9-0 motion carried
- ZBA
S. Nadeau motioned to accept the ZBA budget of \$1,500. S. Perrault seconded. 9-0 motion carried
- Conservation Committee
E. Hutchins motioned to accept the Conservation Committee budget of \$6,123. A. Rawson seconded 8-1 motion carried.
- Emergency Management
L. Brown questioned the electric line and what it is for. N. Marique stated the line is for the use of the repeater which total cost is split by 3 departments. A. Rawson motioned to accept the Emergency Management budget of \$5,308 T. McDougall seconded. 8-1 motion carried
- Highway
S. Perrault stated concern with the fuel costs raising over the year. T. McDougall motioned to accept the Highway budget of \$631,263. A. Rawson seconded 7-2 motion carried.

B. Carrier motioned to extend meeting to finish approving and set Budget Committee recommendations for the total town budget. A. Rawson seconded. 6-3 motion carried.

- Solid Waste
B. Carrier would like confirmation on the Part Time Salary line of \$47,298 and the Postage line total of \$10. P. Smith confirmed both to be accurate. A. Rawson motioned to accept the Solid Waste budget of \$180,892. E. Hutchins seconded. 8-1 motion carried
- Outside Appropriations
S. Nadeau motioned to accept the Outside Appropriations budget of \$22,602. A. Rawson seconded 9-0 motion carried
- Welfare
Stan motioned to accept the Welfare budget. A. Rawson seconded 9-0 motion carried
- Recreation
D. Wing stated he would like to see the Part Time Salary line reflect the default amount. A. Rawson stated the part time personnel has a degree and is an assessed to the Recreation department. L. Brown questioned the salary of part time personnel from last year to now. A. Rawson stated previous employee hourly rate was at \$10/hour and current employee is at \$15/hour. S. Nadeau stated the mileage and travel line should be near complete and would like to see the line at \$750. K. Brown stated only a portion of her actual travel is submitted. A. Rawson stated the Rec Director travels a lot and if she was to use the town car no one else would have access to is. L. Brown questioned how it is different then the treasurer and what the annual mileage of the town car is.
D. Wing motioned to level fund the Part Time Salary line. L. Brown seconded 2-7 motion did not carry.
K. Brown stated if the line is cut she would have to cut the hours of the employee to stay within budget. T. McDougall questioned why the electric increased \$1,000. S. Nadeau stated that the beach gatehouse was made to be the directors office. L. Brown questioned if and what the Town policy was on supervision of family members. A. Rawson stated there currently is not a set policy.
S. Nadeau motioned to adjust mileage line from \$1,000 to \$750. S. Perrault seconded 5-4

motion carried.

T. Stated an actual amount of mileage/travel usage would be helpful in the future.

A. Rawson motioned to accept the Recreation budget of \$62,580. B. Carrier seconded 5-4 motion carried.

- Library

Motion to accept the Library budget of \$53,476 9-0 motion carried.

- Economic Development

S. Nadeau motioned to accept Economic Development of \$2,500. E. Hutchins seconded 9-0 motion carried

- Debt Services

S. Nadeau stated there is no control over amounts

Principle is set at \$295,352 A. Rawson motioned to accept Debt Services budget. E. Hutchins seconded.

- Sewer

T. McDougall questioned electric line Motioned to adjust line to \$14,625. B. Carrier seconded 5-4 motion carried.

S. Nadeau motioned to accept Sewer budget of \$84,576. S. Perrault seconded. 5-4 motion carried

- Overall Town Budget

T. McDougall motioned to accept overall town budget of \$4,510,384.29 A. Rawson seconded 8-1 motion carried. Total budget reflects \$176,484.29 over 2017, a 4.07% increase

S. Nadeau stated he would be challenging the approved default amount.

A. Rawson motioned to move minute approval to the next scheduled Board of Selectmen's meeting. R. Thibeault seconded. 2-0

S. Nadeau motioned to move all other Budget Committee business to the next scheduled Budget Committee meeting. E. Hutchins seconded

A. Rawson motioned to move expenditure and treasurers report to the next scheduled Board of Selectmen's meeting and to adjourn meeting. R. Thibeault seconded. 2-0

Respectfully Submitted,

Danielle Marique

Chairman Andrew Rawson

Ryan Thibeault