

Town of Frankestown

Board of Selectmen

Minutes of Meeting

Monday, May 1, 2017

Members Present: Chairman Brad Howell, Abigail Arnold and Henry Kunhardt

Others Present: Town Administrator Jamie A Pike, Assessor Jonathan Rice, Polly Freese, and John Thalhauser.

Chairman Howell called the meeting to order at 5:33pm.

Jonathan Rice was present to review a variety of assessing subjects including abatements, Land Use Change Taxes and Charitable Exemptions.

Mr. Rice first provided an overview of a value adjustment for the Trailside and Mountainside condominiums. The Town had received an abatement application for Map 7 Lot 5-7A which resulted in Mr. Rice completing market review of the entire development. Mr. Rice recommends lowering the quality factor of Mountainside by 10%, also reducing the amenity value to \$5k for each unit vs \$9k and applying a 25% market adjustment factor to each unit in both locations. The other lots, he said, are not eligible for abatements this year because the owners did not timely file abatement requests. A motion was made by Ms. Arnold and seconded by Mr. Kunhardt to accept the recommendations of Mr. Rice and to approve the abatement upon Map 7 Lot 5-7A in the assessed value amount of \$35,300 or \$900.50 in tax. **Motion passes.**

Mr. Rice next reviewed each of the Charitable Exemption applications that had been received. First he reviewed Crotched Mountain Rehab. There are three parcels containing in excess of 300 acres. There is a waste water treatment facility located on one of the parcels and there are accessible trails across additional parts of the land. Mr. Rice explained that the exempt land is that which is "in direct use" for the support of the foundation. Further work will have to be done to determine a proper acreage to exempt that supports the trail system.

An application was received from New England Forestry Foundation for three parcels. Mr. Rice explained that although previously approved, there is case law in NH that supports denial of the exemption, and that all Avitar represented Towns tax the foundation for their properties.

Mr. Rice recommended approval of the applications for The Old Meeting House, and FIHS.

Mr. Rice thoroughly reviewed the application received from the Frankestown Village Water Company. After a review of the BTLA decision, he recommended continued approval of the exemption.

Mr. Pike also brought forward two additional applications that had been received within the past week for the Francestown Community Church and the elementary school.

A motion was made by Ms. Arnold and seconded by Mr. Kunhardt to accept the assessors recommendation upon the applications of the New England Forestry Foundation (Denial), Old Meeting House (Approval) and FIHS (Approval). **Motion passes.**

A motion was made by Ms. Arnold and seconded by Mr. Kunhardt to approve the applications of the School District and the Francestown Community Church. **Motion passes. (Mr. Howell recused.)**

A motion was made by Ms. Arnold and seconded by Mr. Howell to accept the assessor's recommendation upon the application of the Francestown Village Water Co. (Approval). **Motion passes 2:1. (Mr. Kunhardt dissenting.)**

The Board deferred action upon the application of Crotched Mountain Rehab for further review.

Mr. Rice submitted a recommendation for a Land Use Change Tax upon Map 3 Lot 29-1 in the amount of \$5,500. A motion was made by Mr. Kunhardt and seconded by Ms. Arnold to accept the recommendation. **Motion passes.**

Mr. Rice explained to the Board that there was some disparity noted in the assessment of solar arrays throughout the Town. Some were valued and taxed, while others were exempted as they had applied for the exemption in 2016 and there were solar arrays that were not picked up at all. As there was no discussion of solar arrays in the 2014 USPAP Manual, there should be no value assigned to any panels in Town, but they would get added during the next full measure and list revaluation.

Consent Agenda

A motion was made by Ms. Arnold and seconded by Mr. Howell to approve the consent agenda as presented. **Motion passes.**

1. Payroll & Accounts Payable Manifest 05/02/2017
2. Intent to Cut – Map 6 Lot 61-2; Pettee Family Trust

The Board discussed how to move forward with the Town Hall project. It was noted that late last week there was a new concern raised regarding insurance. There are currently two proposals. The first one is that MacMillin purchases an "all-risk" Builders' Risk policy which covers the Town, themselves and all sub-contractors and assumes coverage for the existing building as well. The cost of this policy is approximately \$10,500. The second option is for MacMillin to purchase a limited Builders' Risk policy which only covers themselves and their sub-contractors work and materials. The Town would remain with Primex under its own Builders' Risk policy which does not extend to contractors. One drawback of this option is that any loss incurred by the Town would be on its insurance loss history and will affect future rates as it further requires that the Town waive all rights of subrogation. The cost of this policy is approximately \$2,500. Each member of the Board discussed their concern regarding each type of

policy. Ms. Arnold suggested that the Board could re-allocate certain funds from the operating budget to cover the expense of the higher cost plan. A motion was made by Mr. Howell and seconded by Mr. Kunhardt to authorize a change order for the lower cost plan. **Motion passes 2:1. (Ms. Arnold dissenting.)**

Mr. Kunhardt shared with the Board that he and Gary Paige met with Kevin Leonard of Northpoint Engineering, and toured parts of the Town and Bible Hill Road. Mr. Kunhardt believes Mr. Leonard would be a good candidate as an on-call engineer. Mr. Kunhardt was authorized to seek a proposal for services from Mr. Leonard.

Being no further business, at 7:05pm, Chairman Howell continued the meeting until 10am on Wednesday, May 3, 2017 for the purposes of executing the contract with MacMillin for the Town Hall rehabilitation.

Respectfully submitted,

Jamie A Pike

Approved 05.15.2017

Brad Howell

Abigail Arnold

Henry Kunhardt