

## **CORRECTED BOARD OF SELECTMEN MINUTES OF MEETING OF 10-25-04 APPROVED**

The meeting was called to order at 7:00 p.m. on October 4, 2004 at the Raymond High School Media Center by Chairman Jonathan Wood. Members present: Norman Weldy, Paul Brown, Dick Wood and Jack Barnes. Also present: Town Manager Richard Bates and Finance Director Michelle Clark.

Chairman Jonathan Wood led a salute to the flag and a moment of silence for departed citizens.

Chairman Jonathan Wood announced that there were no new births.

### **Public Forum**

Chairman J. Wood asked if anyone would like to come forward and speak.

Loukas Papamichael came forward and asked about the Recreation Advisory Board possibly having budgetary cuts for the maintenance of the fields. Mr. Papamichael asked if this is the proper forum for this question? Chairman J. Wood stated it would be in the budget portion of the meeting.

Chairman J. Wood asked for any further comments. There being none, public forum is now closed.

### **New Business**

#### **Possible Selectmen Cable Show**

Kevin Woods stated he is here to discuss with the Board of Selectmen the possibility of a show on Channel 22 that would help the Selectmen promote important items that they would like to get out to the residents of Raymond. Whether it is the Selectmen, or the Town Manager, or the Town Manager through the Selectmen, Department Heads, any of them. Mr. Woods thought it would be nice to have another avenue to promote those things that are happening in Town and the issues that are important to the Board and the residents. Mr. Woods stated that a public access channel is there to inform, educate and entertain. There are two relatively new shows on, Raymond Under The State House Dome, and that is going to surround state issues that come before the legislature this year and will include the three state representatives, once we have a new one elected in another week and the state senator, and possibly other guests from the legislature are among those that have been discussed. There is also Raymond Tonight. Raymond Under The State House Dome is a monthly show. What the Selectmen or the Town would like to do with their show is open. It could be a regular show, monthly, that has some regularity to it, to let the people tune in, or it could also include short things in between. It doesn't have to be a big production. The ideas are limitless, what the Selectmen would like to see promoted and Kevin Woods would like to produce that show for the Selectmen. Kevin Woods stated he knows the legalities of this show would have to be looked into. Having three Selectmen together in a meeting and how it will all work. If the Selectmen want to call it a government thing and have it posted, whenever we do

tapings, that is fine, it can be done. Whatever works for the Board. Initially, it would be a taped show. It would not be live. Mr. Woods feels that maybe within a year if the Board would be interested, possibly taking telephone call questions. Selectman Brown felt that in years past the opinion that comes from the Town leadership is the only thing that gets broadcast out there. Usually that is what is reported in the Raymond Times, The Rockingham News, etc. With regard to the call-in portion, Selectman Brown has always thought that it would be nice if we had responsible opposing opinion given, other than the usual letters to the editor. Selectman Brown feels that that is a key thing, where we can get some questions, not necessarily friendly or leading questions, to bring out the Selectmens' point of view or the School Board's point of view, but to get some opposing view and some legitimate questions in. Mr. Woods stated that for multiple reasons this needs to be kept simple for the first few months, so everyone gets used to it. People could write in questions or e-mail in questions and we could address those in the meantime. The studio that is already set up is where the filming would take place. Chairman J. Wood asked Mr. Woods when he is available to host this new show. Mr. Woods stated that Under The State House Dome is currently filmed Sunday mornings, once a month at 11:00 a.m. It could be a Saturday, we could look at a weeknight. If this is something the Board would like to do Mr. Woods stated he would be soliciting another producer, Ron Edgar. Mr. Edgar is producing Raymond Under the Dome and Mr. Woods would ask Michelle K. if she would like to produce the show for Mr. Woods. Mr. Woods will look at a calendar and give the Board of Selectmen some dates to pick from. However, Mr. Woods also asked for dates from the Board. Perhaps a couple of selectmen can get together and come up with a date and time, perhaps a Tuesday night. Chairman J. Wood stated that one of the topics could be the Soldiers and Sailors Monument restoration. That will be completed in time for Memorial Day 2005 and there has been some talk of a possible reenactment. If this is discussed on television, maybe there would be more people willing to get involved and be a part of that. Some other things as we go forward to March is the land sale and option to swap. That needs to be more fully developed. Town Manager Bates stated that a notice will need to be stated that these are the opinions of the individuals personally and not the necessarily the opinions of the Board of Selectmen and leave it at that. Chairman J. Wood stated that what this all comes down to is that we will get dates from Mr. Woods and the Board of Selectmen will sign up people to be there. Mr. Woods stated that he will go recruit a producer. The Board thanked Kevin for his time and willingness to produce this show.

## **Unfinished Business**

### State Highway Shed Acquisition – Update

Chairman J. Wood stated that over the past few years there has been discussion regarding acquiring the State Highway Shed and now it looks like we are moving along very well. Town Manager Bates stated that the final purchase price has not been given yet, but he believes Dennis McCarthy stated today that the appraised value was \$285,000. Originally, it was over \$300,000, but they reworked some numbers and it came down to \$285,000. Town Manager Bates believes that this purchase will be coming to the committee that Jack sits on. Selectman Barnes stated he is the Vice Chairman of the

committee. It will come before the committee Wednesday afternoon at 1:30 p.m. Rick has been invited to attend this meeting. Town Manager Bates stated that Carol Murray, the Commissioner, is moving this forward very quickly for us. Selectman Weldy asked if this would be a bond issue? Town Manager Bates stated yes, it would have to be a bond. The State Highway Shed is in the CIP, but no money has been put away for it yet. Town Manager Bates stated that the State will be vacating the property sometime this summer, May, June or July, and it will go up for sale after they vacate. Chairman J. Wood stated we would be executing via the warrant, we would be proposing a bond. Selectman Brown wanted Chairman J. Wood to know that he has reservations about purchasing the shed. His reservations are about the price. He wanted his view known now so it would not surprise the Board down the road. Selectman Barnes asked if Selectman Brown could elaborate on his reservations before we go any further with it. Selectman Brown's concern is that the price is too high. Based on his experience in the area and he would certainly want to take a look at the State's appraisal if they have one, if they let us have it. Selectman Barnes asked if Selectman Brown could attend the meeting with Town Manager and himself. Selectman Brown stated he is not available, he will be in court on another appraisal on Wednesday. Chairman J. Wood would like to poll the Board if they are in favor of the necessary actions to go forward to acquire the State shed. Jack Barnes – yes; Paul Brown – no; Norm Weldy – yes; Dick Wood – yes; Jonathan Wood – yes. Town Manager Bates asked Selectman Brown to contact him with what his feeling on value is. Selectman Brown stated that he would just like to see the State's appraisal, if he sees that, he might change his mind. Selectman Barnes stated he would get that for Selectman Brown on Wednesday. Chairman J. Wood asked for any public comments on the subject of the State shed. With no further comment, the public hearing is closed.

### **Budget Meeting**

Town Manager Bates stated that he invited Norm Pelletier here to just outline where we were with the revaluation certification process, as there was some discussion about assessed valuation at the last meeting. That seemed to be a sticking point at the budget meeting.

Chairman J. Wood asked Mr. Pelletier if he had something prepared. Mr. Pelletier stated yes. Mr. Pelletier stated that he will just lay out the ground work for what we are looking at for the next two years, as we get ready to do the update in 2006. As the Board knows, the State has everybody locked into certain years as to when they have got to do their update and they have got to bring their assessed values up between 90 and 110%. Raymond is due in 2006, due to the fact that when we did a revaluation in 2000, we were one of the few towns with the least gap time wise, so we were one of the last ones. The numbers going to be put forward on the budget to do the update, along with upgrading the software and also acquiring a tablet. The two components, a tablet and the software upgrade are, from Mr. Pelletier's standpoint, and from what he is doing for the Town, vital. The amount of construction that is going on in this Town, as you know, has gotten almost ridiculous. It is like every time you turn around there is a building permit being issued. What this software upgrade is going to do is not only make life easier on doing the assessing work, when this was done in 2000, it made Mr. Pelletier's life easier. This

will make it even easier. The idea behind this is to try and keep the cost down as much as possible. Mr. Pelletier stated he has been trying to keep the costs down over the last few years with all the construction going on, it is getting difficult. The work just keeps flowing. Mr. Pelletier then went into detail about the software update and the tablet. Mr. Pelletier then went into an explanation of what the revaluation process will entail. Chairman J. Wood asked Mr. Pelletier how much money the Town should be putting into a CIP for this project? Mr. Pelletier asked Michelle Clark how much she had. Michelle stated \$25,000 for the year 2005 and \$25,000 in 2006, with the intention of continuing to put away money after 2006, \$5,000, \$10,000, going up incrementally because we still will need to do things in the future. It will never go away. Selectman D. Wood stated every five years an upgrade will be needed, so it is going to cost something. Town Manager Bates stated yes, at some level something will need to be done and it will cost money. Chairman J. Wood asked if it has been made available to the CIP Committee. Michelle Clark stated it has already been approved by the CIP, which you will find out about next week. Chairman J. Wood asked if that this revaluation will bring us up to somewhere between 90 and 110%? Mr. Pelletier stated that he usually shoots for 97 to 98%. Chairman J. Wood asked Mr. Pelletier what can be done to keep the valuation in the range of 97 to 98%? Mr. Pelletier stated an update can be done every year. New legislation just got passed. If it is done every year, but it will still cost money because you still have to go through the same steps, no matter whether you are raising something 10% or 50%. The same analysis will have to be done. Chairman J. Wood asked if it is done over time, if we do some of it every year, rather than waiting to do it all in one year, does that serve any benefit? Mr. Pelletier stated that some of it can't be done. You can't take one class of property and bring them up and do another class of property another year. That is disproportionate assessment. You have to do everybody at once. Mr. Pelletier stated the only really easy way out is if the market really didn't move much for a couple of years, then you could say "hey, we don't have to do anything." You might then just bring classes back and forth, you know to say 95% or something. Selectman Weldy asked what the standard valuation is? Mr. Pelletier stated the standard is 90 to 110%. You have to fall somewhere in that range. Town Manager Bates stated that one of the reasons Mr. Pelletier was invited here was that there was a lot of discussion about the fact that Raymond was so far below 100% and how much, if at all, it was that hurting us, what was the actual affect of that. Selectman Brown was not at the meeting, I am sure he could have explained it. Chairman J. Wood stated that in the real estate magazines in the back you look at the tax rates and there is Raymond at the top of the list as far as how much it costs, but we are at 61% or 59%, whatever our rationalization rate is. The point is that it could be at \$18 or \$15 or something substantially less than the 30 if we were at 100% valuation. Mr. Pelletier stated yes, but would you be paying any less? No, because instead of having \$150,000 for an assessment, now you are at \$280,000 or whatever. Chairman J. Wood stated it is still an easy perception. Mr. Pelletier stated sure, you always need to look at what your equalized rate is and that is how you compare. Being in the 60's, it is not hurting you. What is happening is most of your ratio is based on residential sales, that is what you have the most of in this Town, you have a handful of commercial or industrial sales. The residential, mobile homes, condominiums, single family, that is what makes up most of your ratio. The single family is very tight, but you start getting into the condos and a lot of mobile homes and the commercial. Commercial

and industrials are higher, mobile homes and the condos are lower and the residential is right in between. Chairman J. Wood stated the town is about to have a burst of elderly, which are kind of a quasi-condo type of situation. Mr. Pelletier stated yes, most of those are condos. The newer ones, the fact that they are just being done, they are right in line with the ratio. It is not like you are losing out on the newer homes. Those are the ones that are the closest to that ratio number because they are brand new. There is no depreciation, Mr. Pelletier is in there listing them now so the data is clean. Selectman Brown asked Mr. Pelletier to explain to the Board the coefficient of dispersion and how close that is, what are we at now? Mr. Pelletier stated that he is working on this year's coefficient now. Last year he believes the total COD was about 12. What that measures is how close, lets say your ratio came in at 80%, that COD number is a measurement of how close your properties are to that 80% number. Anything at 20 or over the State is going to come in and tell you that you basically have to start looking at a reevaluation. 10-20 is considered normal. The higher end of 20 is obviously in worse shape. Below 10 is excellent. In a market like this, Mr. Pelletier does not know any towns that are going to be that low. Only because they do a one year study and from the time they start the study, let's say October of 2003 to October 2004, the values have gone up tremendously. So right there, that is going to tell you, that you are going to be at 9 or 10, even if you got great data. Our residential is right around 12. We got other pockets that are around 15 or 18 and that is mostly the mobile homes and the condos, because those seem to be just taking off. The more affordable the home, being the lower priced, those are the ones where they go in and have bidding wars, you know four or five offers on a property at one time. But that COD number measures how tight you are and if you are around 10, anywhere from 8 to 13, you are not going to have any problems from the State on that. Selectman Brown stated that Mr. Pelletier's point, even though the ratio is low, the actual assessment is good. Mr. Pelletier stated the majority of it is good. The land prices have gone up tremendously, our land is way too low. That has got to be brought up, lot values. Some of the complexes of the condominiums have got to be brought up. There are areas, but on a general term, compared to where we were before we did the revaluation the last time, we are in a lot better shape. Selectman Barnes asked what a two acre home lot cost in Raymond right now? Mr. Pelletier stated it depends on where it is, but he has seen them approaching \$100,000. Selectman Barnes asked for the range. Mr. Pelletier stated between \$90,000 to \$100,000 seems to be pretty much the average. Selectman Barnes asked Selectman Brown what the going rate for a two acre lot was ten years ago? Mr. Pelletier stated that five years ago it was \$40,000 to \$45,000. Selectman Brown stated that around the revaluation time it was \$40,000 to \$45,000. Chairman J. Wood asked if there were any further questions for Mr. Pelletier. There being none, Chairman J. Wood moved on. The Board thanked Mr. Pelletier for his time.

## **Budget**

Michelle Clark was asked to come up for this. Town Manager Bates directed the Board to where the increases are in the budget. Lengthy discussion on budget increases followed. Comparison between the default budget and budget was made, questions were asked and answered. Michelle Clark explained that the warrant articles are separate from

the default budget. Michelle Clark explained what was in the budget and the amounts. Overtime pay was discussed.

Selectman Barnes asked Michelle Clark if she has shopped around for insurance quotes and what has she learned. Michelle Clark stated that she thought it was voted on for the Town to stay with the same plan and we haven't had enough time between now and when our open enrollment is, which is December 1<sup>st</sup>. Selectman Barnes stated he does not remember that. He believed he spoke with Michelle Clark on the telephone about a month and a half ago, month ago asking her to get the information. Michelle Clark stated other plans were looked at at that point in time, but as far as getting it out there and getting something done, that has not happened. Chairman J. Wood stated that when the vote was taken, specifically the vote was for Blue Cross Two Tier Plus, Comp 1000, paying 100% for the current employees and anyone who joins us after January has to pay 15%, that was what was voted on. Town Manager Bates stated that at the next budget round we will be receiving quotes from Primex and the Local Government Center. It was just too late in the process to get it done prior to the open enrollment in December.

Selectman Brown made a proposal that the Board consider a cap on the rate and aim for that rate. In order to do that there are two steps, 1) 2% of actual value, that can be figured out by going with the ratio and it would actually be \$20 per \$1,000 at 100% valuation; or 2) tie it to the average income, which Selectman Brown believes in Raymond the rate is 7% of the average income. He will double check that. Selectman Brown would like to have a little more time to check this information out and have another meeting to discuss it. Discussion among the Board members as to how this is done followed.

Chairman J. Wood stated that he liked Selectman Brown's idea of having a goal in town that is both for the school and the selectmen and that they never go above a certain number of dollars on a 100% valuation. Michelle Clark stated that the problem with that is that there are major reductions that will have to be made, reduction of services or choose what will be done and what will not be done. Chairman J. Wood stated that he does not believe there is agreement across the Board tonight with blessing the budget and sending it on. There will be a second meeting on October 29, 2004 at 7:00 a.m. to discuss the concept that Selectman Brown has brought up and we will summarize that and bring it forward again on Monday night and it will go to vote. Michelle Clark will speak to Colleen West-Coates and request an extension for the budget books.

### **Luke Papamichael**

Luke Papamichael came forward and introduced David Downes, the President of the Raymond Soccer Club is the one who does a lot of fundraising for the soccer club. Mr. Papamichael and Mr. Downes are here to discuss the Parks budget. It was suggested at the Recreation Advisory Board meeting that Mr. Papamichael come down and discuss the Parks budget. Mr. Papamichael stated that the Parks budget is a necessary item. He also spoke about the Middle School fields being overused, both with school activities and the recreation activities. That is why they are looking to put another field at Cammett. Mr. Papamichael explained further the reasons for the new field. Town Manager Bates

discussed the huge burden of maintaining and lining the fields and the possibility that the lining of the fields may end up with the organizations instead of the Town, even though he felt that the Town should be the one to line the fields. Town Manager Bates stated that the budget currently being presented has a very comprehensive approach to taking care of those fields the way they should be taken care of.

Mr. Papamichael also discussed the possibility of needing another water source to maintain the fields at Cammett. Town Manager Bates stated that there is a proposal from Dennis McCarthy, roughly \$50,000 to drill a well. Town Manager Bates' opinion is that that should go into the CIP Plan and should be spread out over a period of years to get it done. It shouldn't be something that we can just do in one whack. Mr. Downes stated that the new field will not be built until a new water source is in place. Mr. Papamichael feels this is an important thing to be done as the number of children in town are growing and participating in an extracurricular activity keeps them out of trouble. Selectman Weldy asked Mr. Papamichael why the number of children participating in recreation activities is going up, but the number of children in the school system is not? Mr. Papamichael stated that a lot of people who live in Raymond do not send their children to the Raymond schools. Chairman J. Wood reiterated that what Mr. Papamichael is looking for is for the Board to come up with some kind of way of providing water to a new irrigation system that is going to be purchased by the Soccer Club when they construct the field and the soccer club cannot go forward with the new field until the water source is in place. The Town Manager has told us that it either is going to come before us as part of CIP which is not tomorrow, or a warrant article which is closer to tomorrow. Mr. Papamichael stated that if a new water source is not done, they will tap into the current water source and the field will proceed, however, it will be a maintenance nightmare for the Parks Department to keep it irrigated. Town Manager Bates explained what CIP is to Mr. Papamichael and Mr. Downes. The Board thanked Mr. Papamichael and Mr. Downes for their time.

Chairman J. Wood stated that concludes the budget meeting and the Board will reconvene at 7:00 a.m. on Friday, October 29<sup>th</sup> at the Town Hall.

### **Committee Updates**

Motion by Chairman J. Wood to abolish the Postal Committee. Seconded by Selectman Barnes. Motion passed unanimously.

Jack Barnes – Attended the Recreation Advisory Board meeting. Mr. Bishop made an offer to the Nor-Roc people for the parking problems. They are looking into getting something put in the back to alleviate the parking on the sides of the highway.

Paul Brown – No reports.

Norm Weldy – Attended a Highway Safety Meeting. They are awaiting a call from the State on whether there will be a no passing zone on Route 102 and 107 over by the ballfields.

Dick Wood – No reports.

Jonathan Wood – Attended the Conservation Commission meeting last week and they had a quorum and had the UNH students come in. They are going to be doing a project on the Dearborn property. It is called a wildlife transect, it is where they put a number of lines across the property and they go out on those lines and they document sightings of either animals or their signs. He also attended the Planning Board meeting which had continued public hearing for a special permit for Scotsdale Raymond Limited Partnership requesting permission to locate a residential duplex off Juanita Avenue and that was tabled until a future date when they wish to come back. The request for a Mountain Road Trading Post waiver of a site plan review regulations was also tabled. There was also a hearing that was continued for K. Patterson Paving for a special permit and an application for site plan review on the Route 27 parcel of land.

### **Town Manager Report**

Town Manager Bates stated he attended the ICMA Conference last week and he discussed the various seminars he attended.

### **Minutes**

Motion by Selectman D. Wood to approve the minutes of 9-22-04 as printed. Chairman J. Wood stated this was a meeting that was held between the employees and the Selectmen regarding health insurance. Selectman Weldy seconded. Motion passed unanimously.

Motion by Selectman D. Wood to approve the minutes of 9-24-04 as printed. Chairman J. Wood stated this was the second meeting between the employees and the Selectmen regarding health insurance. Selectman Weldy seconded. Selectman Barnes abstained as he did not attend that meeting. Motion passed 4-1.

Motion by Selectman D. Wood to approve the minutes of 10-4-04 as printed. Selectman Brown seconded. Motion passed unanimously.

Motion by Selectman D. Wood to approve the minutes of 10-13-04 as printed. Chairman J. Wood stated that this was a budget workshop all day. Selectman Weldy seconded. Selectman Brown abstained as he did not attend that meeting. Motion passed 4-1.

### **Correspondence**

Chairman J. Wood stated that the Household Hazardous Waste Collection Day will be held this coming Saturday from 10:00 a.m. to 2:00 p.m. It will be held at the Lamprey River Elementary School on Old Manchester Road. The limit on quantity accepted is 5 gallons or 5 pounds and they will not be accepting motor oil or latex paint.

Chairman J. Wood read through various correspondence.

An invitation from the Local Government Center to an open house.

A thank you letter from Samantha Paquette, the recipient of the Town Scholarship.

There will be an Economic Development Forum tomorrow evening from 7:00 to 8:30 p.m. at the High School Media Center. The public is invited and encouraged to attend. There will be a question and answer session following a presentation from various people from the State.

A letter to Chief Pratt to William Degnan the State Fire Marshall congratulating Chief Pratt on his award from the Residential Fire Safety Institute, a Life Safety Achievement Award.

Letter to Board of Selectmen that Kevin Hammond has received the status of Master Road Scholar. The Board had a round of applause for Kevin's achievement.

Motion by Selectman D. Wood to adjourn. Seconded by Selectman Weldy. Motion passed unanimously.

The meeting adjourned at approximately 9:50 p.m.

Respectfully submitted,

Kathy L. Cramer  
Executive Secretary