

**Center Harbor Board of Selectmen
Meeting Minutes – Town Meeting Day
Tuesday, March 10, 2009**

Chairman Randy Mattson called the meeting to order at 10:00 a.m. Selectmen Charley Hanson and Richard Drenkhahn were also present. Commerford, Nieder, Pekrins, LLC assessors Cindy Perkins and Mark Nieder, Joe Sullo, Police Chief Mark Chase, Town Clerk Sheila Mohan and Selectmen's Secretary Robin Woodaman were also in attendance.

UNFINISHED BUSINESS:

PERSONNEL POLICIES: The Selectmen worked on the proposed personnel policies.

HIGH HAITH BRIDGE PROJECT: The Selectmen discussed the following items regarding the High Haith Bridge project:

State of New Hampshire Department of Transportation (NH DOT): The NH DOT will be receiving 129.4 million dollars from the American Recovery and Reinvestment Act (ARRA) to use for highway and bridge projects throughout the state. The NH DOT has identified the High Haith Bridge project as a project that is eligible to be considered for funding. An information meeting regarding the ARRA funding is scheduled for March 13, 2009 (Ms. Mattson and Mr. Hanson will attend) and letters of intent are due on or before March 20, 2009. Quantum Construction Consultants engineer Lisa Martin is preparing a draft letter requesting funding.

State of New Hampshire Department of Transportation (NH DOT): The Selectmen received notification from the NH DOT that they have reviewed the "Scope of Work and Fee Proposal for Final Design", dated February 23, 2009 as prepared by Quantum Construction Consultants and find it to be satisfactory. Quantum Construction Consultants may proceed to the preliminary plans, which need to be submitted to the NH DOT for their review and concurrence.

BROOKS PROPERTY LEASE: The Selectmen reviewed the lease amendment prepared by Town Attorney Doug Hill, which extends the term of the lease until January 15, 2010 (the current lease ends April 15, 2009). The Selectmen denied the tenant's request to lower the rent.

ASSESSMENT OF CENTER HARBOR LAND USE PRACTICES FOR WORKFORCE HOUSING OPPORTUNITY: Town Clerk Sheila Mohan explained the Planning Board (PB) had received information regarding the Lakes Region Planning Commission (LRPC) assessing workforce housing for Center Harbor. She explained the PB was under the assumption that the cost would be covered by a grant LRPC had received. Ms. Mohan reported the only reason the PB wanted to do the assessment was because there would be no cost to the Town. She explained the PB discussed the LRPC contract in the amount of \$5,000, of which \$2,500 would be funded through a LRPC grant and the cost to the Town would be \$2,500; the PB does not want to go forward with the assessment due to the cost. Ms. Mattson explained no funds have been included in the 2009 proposed budget for this assessment. A letter will be sent to the LRPC explaining that the Town was under the impression this assessment would be at no cost to the Town, no funds were budgeted, and as a result, the assessment will not be pursued at this time.

APPOINTMENTS

CINDY PERKINS AND MARK NEIDER: The following items were discussed:

Abatements: Mr. Nieder explained the Town may see more property abatement applications in the future due to the decrease in property sales values. He explained appraisals being performed for property owners either refinancing or purchasing property may depend on the lending institution's underwriting abilities and homeowners' needs.

Property values: Mr. Hanson reported State of New Hampshire Department of Revenue Administration (NH DRA) representative Gary Karp reported property values around the lake have changed less than in other areas of the State.

Board of Tax & Land Appeals (BTLA): The Selectmen will attend the May 21, 2009 BTLA hearing regarding the abatement application appeal of the Schwartz' (TML 7-24). Mr. Nieder explained information will be submitted to the BTLA fifteen days prior to the hearing.

Ratio: Mr. Nieder explained the NH DRA calculates the Town's ration by dividing the assessments of property with the sales price; Center Harbor's 2008 ratio is 97.1%, which is a good ratio and indicates property values for tax purposes are appropriate.

Revaluation and updates of property: Mr. Nieder reported the NH DRA requires assessors to look at properties every five years. He explained the ratio has to be between 90% and 110%. Mr. Nieder explained an update may be performed if the Town recently completed a full revaluation of property; he explained he never would recommend an update on a single type of property.

Assessment of portions of non-profit property: There was discussion regarding assessing a portion of tax exempt property; examples discussed were kitchen and living quarters. Mr. Nieder recommended the Selectmen request Town Counsel research this matter. Mr. Hanson reported the New Hampshire Music Festival, a non-profit organization proposing construction of a large music hall, has paid the municipal portion of the annual property taxes in the past and will continue to do so as part of an agreement with the Planning Board.

JOE SULLO: Mr. Sullo, a Moultonborough resident and President of an association of property on a private road, asked the Selectmen about Center Harbor discontinuing plowing private roads. Mr. Hanson explained public funds cannot be used for private purposes. Mr. Hanson referred to a 1957 court case and explained it is up to the property owners on private roads to plow their road. Mr. Sullo asked about property owners paying for a service they do not receive; Ms. Mattson explained the tax statutes are not set up to pay for individual items and referenced property owners paying for school taxes even if they do not have children in school. Ms. Mattson explained the Town of Center Harbor gave the private road property owners in center Harbor a one year moratorium of the policy; the Road Agent calculated the cost to plow the private roads and the taxpayers paid the Town for that service. Mr. Hanson reported the moratorium ended on April 1, 2008 and private roads have not been plowed this winter season.

CONTINUANCE OF MEETING: At 12:55 p.m. Ms. Mattson motioned to continue the meeting. Mr. Drenkhahn seconded the motion and the vote was unanimous.

RECONVENE: At 1:55 p.m. Ms. Mattson reconvened the Board of Selectmen's meeting.

POLICE CHIEF MARK CHASE: Chief Chase presented the following Building Committee documents for the Board of Selectmen's approval:

- Request for Survey Services – Existing Conditions Survey, Center Harbor Police Station Project.
- Request for Geotechnical Services.

ADDITIONAL BUSINESS:

FIRE ALARM ORDINANCE: The Selectmen reviewed a fire alarm ordinance submitted by Fire Chief John Schlemmer; the Selectmen will discuss this with Chief Schlemmer at a later meeting.

MORRILL MEMORIAL PARK: The Selectmen reviewed a Petition to Quiet Title prepared by Town Attorney Doug Hill regarding the Morrill Memorial Park property.

BELKNAP COUNTY ECONOMIC DEVELOPMENT COUNCIL (BCEDC): The Selectmen appointed Lee Woodworth to continue to represent the Town on the BCEDC.

CORRESPONDENCE:

CENTER HARBOR CONGREGATIONAL CHURCH: The Selectmen reviewed correspondence received from the Center Harbor Congregational Church in which the Church expressed their appreciation for the generosity of the Town in allowing them to use the Fire Station and Town ground for the annual fair. The Church stated they hope to be able to run the fair again this summer; the proposed date is Saturday, July 11, 2009. The Selectmen will send a letter to the Church granting permission for the fair to be held as in the past and informing them that the space used for the fair may be impacted by the proposed construction of a Police Station.

CONTINUANCE OF MEETING: At 4:40 p.m. Ms. Mattson motioned to continue the Board of Selectmen's meeting. Mr. Drenkhahn seconded the motion and the vote was unanimous.

RECONVENE: At 6:00 p.m. Ms. Mattson reconvened the Board of Selectmen's meeting.

ADJOURNMENT: At 6:00 p.m. Mr. Drenkhahn motioned to adjourn the Board of Selectmen's meeting. Mr. Hanson seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman
Selectmen's Secretary