

October 26, 2015

PRESENT: Rick Griffin, Chairman
Rusty Bridle, Vice-Chairman
Mary-Louise Woolsey, Selectman
Phil Bean, Selectman
Jim Waddell, Selectman
Frederick Welch, Town Manger

SALUTE TO THE FLAG

I. Public Comment Period (6:12)

David Conant, 68 Kings Highway: elected to the of Board of Directors for his condominium complex; he was informed that the Town of Hampton does not pick up recycling at condominiums; wondering if there is an exception to that. Would like 2 barrels to put out and be picked up by Hampton.

II. Announcements and Community Calendar (9:59)

Selectman Waddell: attended the Rising Tides National Summit at the Ashworth, which dealt with what we should be doing with the rising tides.

Selectman Bridle: On Tuesday, November 3, 2015 at 7PM will be a forum at the Hampton Academy dealing with the plans and renovations of the Hampton Academy. The annual fall clean-up will take place November 16-20, residents should put their yard waste at the curb on their regular rubbish collection day in regular biodegradable bags or loosely packed containers; please note the vehicle picking up will be different than their regular vehicle.

Chairman Griffin: there is going to be an open house hosted by the Historical Society at their new data collection center, at the mall by Dunkin Donuts on Sunday at 1-4.

III. Consent Agenda (14:30)

1. Raffle Permit
 - a. Professional Firefighters of Hampton L-2664 11/19/15
2. Hampton Lions Club Donation of (2) tables for the Tuck Building approx. value \$100.00
3. Proclamation "World Pancreatic Day"

Selectman Woolsey MOTIONED to move the Consent Agenda SECONDED by Selectman Waddell.

VOTE: 5-0-0

IV. Appointments (15:00)

1. Kristi Pulliam, Finance Director
 - a. Monthly Financials

The major contributors to the month's totals were interest on taxes at \$10,000; Building Permits at almost \$34,000; Departmental Income at \$55,000; Parking Lots at \$53,000; and Real Estate Trust at \$34,000. The expense summary is expenses by department at the end of September, the operating departments without debt service but with open POs was 74.69%, which is under the month's target by .31% or \$71,000. Some accounts to take note of are the Board of Selectmen and Town Manager's Supplies and Expenses is over target at 76.3%; Assessing Department contracted services over budget by \$59,000 and Motor Vehicle Reimbursement is over target. MIS are at 78.4%, which is about \$2,000 over; Financial Administration is over at 77.18%; Planning Board advertising is over by \$1,168; Cemeteries, Contracted Services and Electric are over target. Police Department is at 72.28% overall, with open POs. Support Services as a whole is over by 81.27%; Fire Department is at 70.86% with open POs; Highways and Streets over at 92.41%; Municipal Sanitation below target at 71.31%; Transfer Station is over target at 85.94%; Warrant Articles activity increases, and is being spent; 2014 encumbrances showing 65% have been expended to date; private detail fund increased.

Selectman Waddell: nice to see that overall revenue is up; parking lots is good; some that are over is due to one-time payments, but other than that is it due to the default budget? Ms. Pulliam: I think many of the ones I point out, it is the OT wages, and the heating and fuel; these are related more too ongoing expenditures. Selectman Waddell: you say we are getting close. Ms. Pulliam: I also gave you a year-end projection and we are down to \$102,141; in August, we were at \$582,817.

Selectman Bridle: the Planning Board's budget is over; is that because they are doing more. Ms. Pulliam: yes, and they collect many fees too, we just cannot see it on this side. Selectman Bridle: you do a good job, and there are at least three more concerts, so that is good.

Selectman Woolsey: we are going to be reimbursed \$41,644.56 for the Federal share of the total approved eligible cost for the storm.

Selectman Bridle: that goes back into the general fund. Selectman Woolsey: right, State Water Pollution Control we budgeted, are we having problems.

Ms. Pulliam: according to when they put in the tax rate, the money is still coming in for those items

Chairman Griffin: is there a problem with the amount of money in the cable fund. Ms. Pulliam: no.

2. Ed Tinker, Chief Assessor (28:45)
 - a. 2015 "Second Half" Real Estate Property Tax Warrant

Mr. Tinker: total is \$27,794,844

Selectman Woolsey MOTIONED to Approve the 2015 "Second Half" Real Estate Property Tax Warrant SECONDED by Selectman Bridle.

VOTE: 5-0-0

Mr. Tinker: I presented a proposed Warrant Article on Appraisal on Utilities; it is a substantial amount of value, and is also required under the statute that all properties be revalued at least once every 5 years; also the fact that Hampton has never done a financial appraisal on the

utilities, also used the State values. The total is \$225,000 and would include the assets at the Seabrook Nuclear Power Plant, Unitil, Northern Utilities, PSNH, FairPoint Communications and Comcast.

Chairman Griffin: if the public wanted to vote for this, what would be their advantage? Mr. Tinker: everyone would be fairly and equitably assessed; it is a requirement that we should following through on because it has never been done, and it would set a benchmark that we should move forward updating those values by using an expert. Chairman Griffin: if the public voted this money would they expect to get this back in revenue? Mr. Tinker: yes. Chairman Griffin: what about the other communities using the same people you want to use. Mr. Tinker: the company we are recommending just completed a review of Portsmouth.

Selectman Bridle: you mentioned that the state appraises it, how do they do it? Mr. Tinker: they use a unit method, which is an asset less accelerated depreciation for tax purposes. Selectman Bridle: where do they get their information? Mr. Tinker: from the companies. Selectman Bridle: they do not go out and appraise, they take the information from the companies. They just gather the information from the utility and go with that. Mr. Tinker: right

Selectman Woolsey: excellent idea and we should make it a standard practice to do this every 5 years.

Selectman Bean: is there an RSA that prohibits us from assessing properties that are within the Hampton proper. Mr. Tinker: no. Selectman Bean: then why haven't we as a matter of course through past tenures of the Board of Selectmen assessed utilities? Mr. Tinker: When I arrived, they were using state values, it was historically the way they were doing it, there was one proposal made to enter into a contract, but that was not accepted. Selectman Bean: so you are telling me that we are within our legal rights to assess anyone that owns private property, taxable property within the boundaries of Hampton. Mr. Tinker: yes. Selectman Bean: so within our legal rights in terms of equity is it fair to anyone else that owns property in Town that utilities will get to the values; say someone owns a hotel at the beach and he sent into you what he thought his value should be, do you think that is equitable. Mr. Tinker: no. Selectman Bean: so it certainly would not be equitable to other taxpayers what the utilities are doing. Mr. Tinker: it all boils down to the fact that everything is based on total value; individual properties are based on total value; tax rate is based on total value of all properties as a whole, all taxable properties. Selectman Bean: so any cost, would be spread across all taxpayers to assess. Mr. Tinker: yes. Selectman Bean: we were involved with a legal issue with NextEra and the affiliate companies, is that correct. Mr. Tinker: yes. Selectman Bean: the cost of that outcome with the pilot program and our agreement was how much of a cost to the Town. Mr. Tinker: \$1.2 million. Selectman Bean: and we were using the Plaintiff's values, is that correct. Mr. Tinker: received from the state, correct. Selectman Bean: who was the Plaintiff? Mr. Tinker: NextEra. Selectman Bean: it does not sound like it is much equity for people to pay for tax assessors in this Town, that assess their property and pay on an independent basis of what is assessed, and then a big huge corporation sees the Town and provides their own values to the state. I think you will get a unanimous support from the Board and it is something that is a matter of equity to all parties in this Town that it be done this year and thank you for bringing that up.

Selectman Waddell: an excellent idea, but historically you say we have not done this. Mr. Tinker: as far as I know, it has not been done. Selectman Waddell: historically, we have had problems with utilities, and what they figure, and we have gone to court with them, right. Mr. Tinker: yes. Selectman Waddell: we have spent more money; than we would on this appraiser; when we hire the experts to go to court, we end up spending that kind of money right. Mr. Tinker: exactly. Selectman Waddell: I think it is an excellent idea, and we would end up spending the money anyway in legal costs, and it is crazy not to evaluate everybody equitably.

3. ~~Diek Desrosiers, Energy Committee & Sarah Hill, SolarCity~~
 - a. ~~Installation of a Solar Array System w/Five year Lease—Town Landfill~~

V. Approval of Minutes

1. October 14, 2015

Selectman Woolsey MOTIONED to Approve the Minutes of October 14, 2015 SECONDED by Selectman Waddell.

VOTE: 5-0-0

2. October 19, 2015

Selectman Woolsey MOTIONED to Approve the Minutes of October 19, 2015 SECONDED by Selectman Bridle.

VOTE: 5-0-0

VI. Town Manager's Report (42:35)

1. The Town Tax Rate has been set by the State Department of Revenue Administration. The Town portion has increased from \$7.24 to \$7.91, the County from \$1.10 to \$1.12, Local School from \$7.45 to \$7.64, State Education from \$2.52 to \$2.49 and the Precinct from 0.64 to 0.78. The total rate for 2014 was \$18.31 and for 2015 \$19.16.
2. I have requested the Finance Department to hold on removing the encumbered funds that the Board voted to discharge at your last meeting. In reviewing this matter with DPW and Fire, they are researching another method of allowing the project to be accomplished this year and hopefully at less cost. We would request the Boards permission to continuing working on this project.
3. I am requesting the Boards permission to auction the property at 27 Pearl Street, if it is not redeemed by Statute. The notice permit expires on November 9, 2015.
4. Had an email today from Service Link Resource Center, advising people if they need affordable health insurance they could help; Health Insurance Marketplace open enrollment starts November 1, 2015; sign-up or change plans by December 15, 2015 for January 1, 2016 coverage; if you need assistance call for an appointment at 603-334-6594.
5. Received a notice from FEMA that they will be sending us \$41,644.56; the bad news is the state did not apportion their 15%, so they are not sending anything; they are renegeing on that obligation.
6. Had two requests from the Chairman of the Budget Committee and am required to come to you for approval to do that. Requested complete list of all funds in digital form be sent via email containing the fund name, brief description of fund purpose, and if readily available the warrant articles, the current fund balance beginning year 2015 balance,

custodian of funds, brief description of process for approving fund balance withdrawal. Snow, ice and sand, a background explanation of why in the five years reported only one year had sand expense and only \$5,125; clarifying why sand account being different in the budget book. The second item requested is a digital copy of the excel spreadsheet used in creating the budget. If you do that, it will make a substantial amount of work for Finance, because all of our accounting system is keyed into that budget sheet. So we can do reports, so all the individual connections are going to have to be removed, the data would have to be put on a disc, sent out and then we would have to redo all the connections again. Otherwise, anyone using that can get into any of our accounts including payroll, if anyone knew how to do it.

7. Health Trust, as we discussed at the last meeting, they had given us a clearance of an increase in our health insurance of 17.3%, we are asking them to please come in and visit with us.
8. We received a request from the condominium building at 1044 Ocean Boulevard, dealing with the maps from the Federal Government about the flood control. Conservation did research and the appeal period has expired. The only way an individual in Town can, now challenge the FEMA allocation is by hiring an engineer to prove their property is not in the flood control district.
9. Had a request from the Precinct and they want to connect to the sewer system, so they can have a lavatory for the attendants, and would ask the Board to waive all fees except the \$300 inspection fee for the connection.
10. High Street and Lafayette Road, paving starts tonight and they expect to be complete within a couple of days, weather permitting.
11. Hampton Beach Village District we are to provide them with a storage shed that will deliver tomorrow.

Selectman Bean: the Budget Committee has requested an excel spreadsheet, and I think it is cumbersome as Fred has said, it is perhaps tedious, but I support it fully.

Chairman Griffin: do we need a motion on that. Town Manager Welch: as long as the Board orders it done, it is done.

Chairman Griffin: is there a consensus – yes, what about requesting the Finance department to hold onto removing the encumbered funds. Town Manager Welch: it is prudent if we can, so we do not have to end up having to appropriate funds later. If we can get that done we have latched onto a couple of new potentials to get it done that will not require us to file a million dollar certificate to the utilities. Will not require us to pay for respacing all the lines on utility poles; and we are looking at remote control, radio controlled access to lights we have set up, without having to deal with utilities; other than having a meter installed for the electricity.

Chairman Griffin: do we need a motion for this. Town Manager Welch: yes

Selectman Bridle MOTIONED to hold the encumbrances for the Ashworth Avenue Fire Lights SECONDED by Selectman Waddell.

VOTE: 5-0-0

Selectman Woolsey MOTIONED to auction off 27 Pearl Street SECONDED by Selectman Waddell.

VOTE: 5-0-0

Selectman Waddell: what about the FEMA situation with the Federal and State Government?
Town Manager Welch: there is a partnership between the State and Federal government. The state is to appropriate 15% of the funds; the Town has to pay for 10%; and the Federal government pays for 75% of the allocated approved funds that they are going to reimburse; the state in this fiscal year did not appropriate any funds for reimbursement for any emergencies.
Selectman Waddell: the state did not. Town Manager Welch: correct. Selectman Waddell: but we still get money from FEMA. Town Manager Welch: yes.

Selectman Waddell: on the other request from the Budget Committee on the trusts, and going back to research all the warrant articles, is that something the Budget Committee could do.
Town Manager Welch: it will take a while to do; I suppose anybody could do it that can read the Town Reports. Selectman Waddell: why would somebody else do research for another committee. Town Manager Welch: we do not have an objection to doing it; I just need the Board's permission to do it. Selectman Waddell: I think they should do it.

Chairman Griffin: Mr. Bean what do you think about that? Selectman Bean: I think it is a reasonable request and I agree with Jim but I think that we should be cooperative with the Budget Committee.

Town Manager Welch: the last item would be if the Board after reviewing the warrant articles from Police Department is ready to take another action, I would like to get it to the Budget Committee as soon as I can

Selectman Bridle MOTIONED to waive all the fees for the Precinct to connect with the sewer system, with the exception of \$300 inspection fee SECONDED by Selectman Woolsey.

VOTE: 5-0-0

Selectman Bridle MOTIONED that we pass the four warrant articles from the Police Department onto the Budget Committee as presented

Selectman Woolsey: I put together a draft copy, because we need to start pulling the warrant into shape; I think we need to fine-tune them a bit. Can we hold off on your motion until then?
Selectman Bridle: yes.

Selectman Bean: Representative Cushing is putting forward the analysis of his bill; what is the best way to support this initiative. Town Manager Welch: I would ask Rep. Cushing what he needs to do it, what can we do to get it and how soon do you need it.

Selectman Bean: is there a consensus for that – yes.

VII. Old Business (1:02:28)

1. Purchase Snow Insurance

Selectman Woolsey: received an email from Robert Holmes and the first price we got for the snow insurance was \$14,000, this shows \$50,000, which sounds more logical.

Town Manager Welch: we actually asked them for a good estimate on what that cost would be, if we took the insurance; there are two things that you need to know, that \$50,000 needs to be paid by Friday, in order to consummate the contract, and I do not see the money.

Selectman Waddell: I think we are better off self-insuring and keep the premiums to ourselves, and building up a reserve that we can use for catastrophic events like that.

Selectman Bridle: I agree with Selectman Waddell.

Selectman Bean: an interesting initiative; we definitely should not do it this year.

Chairman Griffin: I agree.

Selectman Woolsey: read her draft for the various Warrant Articles; believes several warrant article should be in the Operating Budget and not separate.

Selectman Bean: Point of Order, I just received this, and will not entertain any commitment.

Chairman Griffin: Would rather discuss these all together at the same time.

Selectman Woolsey: I want to give you a few thoughts, just throwing out a couple of thought now.

VIII. New Business (1:18:26)

1. Article 22 Recreation Infrastructure Special Revenue Fund #(e) Replacement of the doors on the Tuck Building
 - a. Purchasing Policy Waiver Sections 718-4.A(1)-(4) & B(3)

Selectman Waddell: Ms. Martin recommends to go with the middle bidder \$7,150 which added a higher quality product, an insulated door.

Selectman Waddell MOTIONED to Waive the Purchasing Policy Section 718-4.A (1)-(4) & B (3) to contract with Malthouse Construction SECONDED by Selectman Woolsey.

VOTE: 5-0-0

2. Authorized DPW Deputy Director Jennifer Hale to become signatory for National Pollution Discharge Elimination System (NPDES) monthly reporting

Selectman Woolsey MOTIONED to Authorized DPW Deputy Director Jennifer Hale to become signatory for National Pollution Discharge Elimination System (NPDES) monthly reporting SECONDED by Selectman Bridle.

VOTE: 5-0-0

Town Manager Welch: we will be doing all the warrant articles for the miscellaneous departments on November 9, 2015; on November 2, 2015, we will be doing the Fire Department and on November 16, 2015, we will be doing the DPW.

Chairman Griffin: Suggested that the people who are interested in the Dam attend 11/09.

Town Manger Welch: The warrant does not have anything to do with the Dam, a portion of the warrant dealt with the Meadow Pond and the culvert, is to supplement the monies to repair the culvert, and the State will not be reimbursing the previous commitment.

IX. Closing Comments

X. Adjournment (1:23:15)

Selectman Waddell MOTIONED to adjourn the meeting at 08:18PM SECONDED by Selectman Bridle.

VOTE: 5-0-0

Chairman