

LINCOLN BOARD OF SELECTMEN

APPROVED

MEETING MINUTES

MARCH 11, 2019 – 5:30PM

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

Board of Selectmen Present: Chairman OJ Robinson, Tamra Ham & Jayne Ludwig

Staff Present: Town Manager Burbank, Chief Rob Beard, & Administrative Assistant, Jane Leslie.

Public Present: Paul Beaudin, and Dave Beaudin

I. CALL TO ORDER

Chairman Robinson called the meeting to order at 5:30 p.m.

II. REVIEW AND APPROVAL- MINUTES OF THE PREVIOUS MEETING

MOTION: “To approve the meeting minutes of March 4, 2019 as amended.”

Motion: Tamra Ham

Second: Jayne Ludwig

Motion carries.

MOTION: “To approve the Non-public meeting minutes of March 4, 2019 as presented.”

Motion: Tamra Ham

Second: Jayne Ludwig

Motion carries

MOTION: “To approve the Non-public meeting minutes of March 4, 2019 as presented.”

Motion: Tamra Ham

Second: OJ Robinson

Motion carries

III. OLD/NEW BUSINESS

Town Managers Report

Article 5: Additional Water Sources

Town Attorney Peter Malia confirmed that a motion can be made at Town Meeting to amend Article 5: “To see if the town will vote to raise and appropriate the sum of seventy-five thousand dollars (\$75,000) for the purpose of exploring additional water sources,” to add/change the wording per last week’s discussion (...water sources *and infrastructure*).

Public Hearing on sale of town-owned land

According to RSA 41:14-a, the Board of Selectmen must submit any proposed acquisition or sale of land to the Planning Board for review and recommendation. After the Board of Selectmen receive the Planning Board recommendation, they shall hold two (2) public hearings at least 10 but not more than 14-days apart on the proposed acquisition or sale. The following is the proposed Public Hearing schedule:

- **March 13th** – Planning Board will review and submit recommendations to the Board of Selectmen.
- **March 25th** – First Board of Selectmen’s Public Hearing.
- **April 8th** – Second Public Hearing.

Solid Waste Fee Schedule

The proposed changes to the fee schedule have been forwarded to Woodstock Selectmen and we are awaiting a response.

Water Treatment Plant Meeting

Town Manager Burbank met with Westec on March 6th up at the Water Treatment Plant and they spent a good portion of the morning speaking with water plant operators; taking water samples, and reviewing plant operations. Westec has agreed to submit a written recommendations report based on their visit, and this information will be forwarded to DES per their letter of deficiency dated February 21, 2019 (town received another water violation).

Rate Structure Setting Workshop

Chairman Robinson will be attending a rate study workshop on April 9th. This workshop will focus on how water systems can select rate setting objectives and match those with appropriate rate structures. A discussion ensued on past studies that have been conducted, and Robinson recommended that no decisions be made concerning the hiring of any firms for future water studies until after all participants are able to attend the upcoming workshops. Town Manager Burbank and DPW Hadaway will be attending a workshop on April 19th for *Clean Water and Drinking Water State Revolving Funds* which will cover funding options for water and infrastructure projects.

Clark Family Bridge Sign

DPW Hadaway received approval from the State of NH for the placement of two (2) signs on the Connector Road bridge. The signs have been ordered through the State Prison Sign Shop, and the State Department of Traffic (DOT) will mark the area on both sides of the bridge where they want the signs installed once the snow has melted.

Department of Revenue Administration (DRA) Equalization Assessment

The median ratio for the land, buildings, and manufactured housing for tax year 2018 is **86.7%**. DRA has determined the overall equalization assessment – sales ratio for the land, buildings, and manufactured housing in Lincoln for tax year 2018 to be **85.9%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings, and manufactured housing in Lincoln. This ratio does not include any public utility property in Lincoln nor will it be used to equalize the net local assessed value of public utilities. Robinson noted that the good news for homeowners is that the prices in Lincoln are going up (for some).

Chenard Junkyard Litigation

Robinson noted that the town has incurred an additional \$1300 in legal fees related to the ongoing Chenard (Joe) junkyard litigation which appears to be an ongoing problem with no end in sight.

Conn Easement

Robinson asked if there was any news on the Bill Conn easement that he had agreed to sign. Burbank said he has not heard from Mr. Conn and noted that the town has legal documentation that gives the town *right of access* to the pump station, and if Mr. Conn chooses not to let the town use his driveway the town can go over his lawn to gain access to the pump station (where the easement is). Robinson hopes this matter can be resolved soon without any legal litigation.

Code Enforcement

Selectman Ludwig asked if there has been any code enforcement activity going on in town as she has not heard of any recent discussions concerning code enforcement. Burbank responded that Chief Beard has been extremely busy with Planning Board code enforcement which continues to be an ongoing issue.

Franconia Notch Parking

Selectman Ludwig asked if there was any movement on addressing the Franconia Notch parking overflow problems. Burbank was not aware at this point if any solutions have been proposed that can help alleviate the parking problems but would check into it. Burbank further explained that the State of New Hampshire is working with the White Mountain National Forest and other local partners to seek alternative parking options for the summer of 2019. The problems arise when vehicles overflow from the parking lots onto the shoulders of Interstate 93 which is both hazardous to drivers and visitors getting in and out of their vehicles (parking on the interstate is illegal).

Public Participation

Paul Beaudin commented on the Boards discussion last week to increase some of the solid waste fees and explained that he disagreed with the Selectmen's decision to increase disposal costs and feels this is the wrong way to go. Beaudin calculated the previous year's average collection rates and determined (based on his research) that the transfer station is not collecting the proper fees at the time of disposal (*not that the rates are incorrect*) and is arbitrarily charging customers. Beaudin admits that a scale would help eliminate this problem and feels that the amount of revenue lost would actually fund the cost of purchasing a new/used scale. The Selectmen asked for clarification on the term "collection rate" and questioned specifically what Mr. Beaudin was referring to. Beaudin explained that when you look at collection rates from 2012 – 2014 in comparison to more recent collection rates (the past 3-years) there is a striking difference. Beaudin suggested that the transfer station employees may not be assessing properly, or may require additional management education on how to properly assess.

Robinson explained that Lincoln and Woodstock Boards will be conducting a joint session once Town Meeting is over (March 12th), and the purchase of a scale is one of the topics that will be discussed. Robinson explained that one option would be (if Woodstock agrees) for the Town of Lincoln to fund the purchase of the scale entirely out of its Capital Reserve (CIP) and all of the revenue would go back to the Town of Lincoln until the scale is paid in full. Robinson welcomed Beaudin to attend the joint Board of Selectmen's meeting and provide input at that time.

IV. NONPUBLIC SESSION *Pursuant to RSA 91-A: 3:II (e) Two legal updates*

MOTION: "To go into Non-Public Session pursuant to RSA 91-A: 3II (e) Litigation(s)"

Motion: OJ Robinson

Second: Jayne Ludwig

Motion carries.

The Board went into non-public session at 6:33 pm.

MOTION: "To re-enter public session."

Motion: OJ Robinson

Second: Tamra Ham

Motion Carries.

The Board came back into public session at 6:58 p.m.

V. ADJOURNMENT

After reviewing the weekly payables and with no further business to attend to, the Board made the following motion.

MOTION: "To adjourn."

Motion: OJ Robinson

Second: Tamra Ham

Motion Carries.

The meeting adjourned at 7:02 p.m.


Respectfully Submitted,
Jane Leslie

Approval Date 3 /18 / 2019


Chairman OJ Robinson


Selectman Tamra Ham


Selectman Jayne Ludwig



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Lindsey M. Stepp
Commissioner

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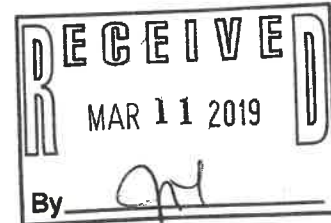
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MUNICIPAL AND PROPERTY
DIVISION

Thomas P. Hughes
Assistant Director

Mar 08, 2019

TOWN OF LINCOLN
OFFICE OF SELECTMEN
148 MAIN STREET, PO BOX 25
LINCOLN, NH 03251



Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Lincoln between October 1, 2017 and September 30, 2018. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2018.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Lincoln for Tax Year 2018 to be 86.7%. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Lincoln.

We have also determined the overall equalization assessment - sales ratio for the land, buildings and manufactured housing in Lincoln for Tax Year 2018 to be 85.9%. This ratio will be used to equalize the modified local assessed valuation for all land, buildings and manufactured housing in Lincoln. This ratio does not include any public utility property in Lincoln, nor will it be used to equalize the net local assessed value of public utilities.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Lincoln's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

You will be notified of Lincoln's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda C. Kennedy

Linda Kennedy
Supervisor

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.

