



*Town of Plaistow ♦ Board of Selectmen*  
*145 Main Street ♦ Plaistow ♦ NH ♦ 03865*

**PLAISTOW BOARD OF SELECTMEN MINUTES:**

**DATE:** July 9, 2018

**MEETING CALLED TO ORDER:** 6:30pm

**SELECTMEN:**

Selectman, Steve Ranlett, Chairman	Selectman, Julian Kiszka, Vice Chairman
Selectman, John Sherman - Excused	Selectman, Peter Bracci
Selectwoman, Francine Hart	Assistant Town Manager, Greg Colby

Town Manager Mark Pearson is in the audience and will participate in part of the meeting.

**MINUTES**

*Peter Bracci motions to approve the minutes of June 25, 2018 with a correction on page 1, eleven lines from the bottom, add the word “not” before the word “become” Seconded by J. Kiszka*

*Vote: 3-0-1 (abstain F. Hart)*

*Motion passes*

**PUBLIC COMMENT**

None

**REGIONAL WATER REPRESENTATION FOR INTER-MUNICIPALITY AGREEMENT DISCUSSION TO HIRE ATTORNEY JOHN RATIGAN**

M. Pearson states last Monday he received a call from the State of New Hampshire stating the next meeting for regional water will be held on July 12<sup>th</sup>, 2018 at 9:00am in Concord. M. Pearson states he interviewed Mr. Ratigan, who is present tonight. Attorney Ratigan has a lot of experience with municipality agreements. M. Pearson feels strongly that it would be very helpful for Plaistow to hire Attorney to represent the town during the potable water process. He hopes the Board will allow him to enter into an agreement with Attorney Ratigan.

Attorney Ratigan states he does represent the Medical Group of Exeter that is trying to build in Plaistow yet it is a waivable conflict. He already has a waiver from Exeter and the two projects are very different. He also represents Pelham. The Town of Pelham might be interested in potable water too however there is no perceived conflict.

F. Hart asks if Senator Chuck Morse will be involved with the water meetings.

M. Pearson replies he is not sure. Some of the people involved will be Attorney Susan Geiger, a representative from the Attorney General’s Office and NH DES (New Hampshire Department of Environmental Services).

P. Bracci asks if any other Towns are hiring attorneys.

M. Pearson replies, he is not aware of any.

M. Pearson states he believes it is the best idea for Plaistow's future interests to have an attorney looking out for us as we have such a need for potable water.

P. Bracci states we have sufficient funds now but if we retain Attorney Ratigan for ten (10) years we will run out of money.

M. Pearson states this is not a long-term agreement. Either party can terminate the agreement at any time. He believes the most important time to have representation will be during the first two (2) years. This is a crucial time for Plaistow. M. Pearson has asked NH DES (New Hampshire Department of Environmental Services) if we will get reimbursed the costs of hiring an attorney. They will respond back to him.

***P. Bracci motions to authorize the Town Manager to enter into a Special Counsel Representation Agreement dated July 5, 2018 between the Town of Plaistow and the law firm Donahue, Tucker & Ciandella, PLLC, and Attorney John J. Ratigan from the Exeter NH office for the purpose of representing the Town of Plaistow with the Inter-Municipality agreement discussions related to potable water that will start this Thursday in Concord NH. The funds will come from the Water Enterprise Fund and there will be no impact to the taxpayers. Seconded by J. Kiszka.***

***S. Ranlett asks if M. Pearson will have to attend all the meetings or if just Attorney Ratigan will attend.***

***M. Pearson replies it is too early to tell, so far M. Pearson has been the point of contact for the Town yet he is hopeful Attorney Ratigan will be able to take over in the future. Last year he attended sixty (60) meetings just on water.***

***Vote: 4-0-0***

***Motion passes***

M. Pearson asks the Chairman if we can jump ahead to the Update on the RFP for the Public works facility. He will answer any questions.

No one has any questions.

M. Pearson leaves the meeting.

### **TRAC PROPOSED CHARTER**

F. Hart states we discussed the proposed TRAC Charter at our last meeting. She made the suggested changes to the attendance policy. It should be all set for approval.

***P. Bracci motions to approve the TRAC Charter dated June 2018. Seconded by J. Kiszka.***

***Vote: 4-0-0***

***Motion passes***

### **ASSESSING DISCUSSION**

F. Hart states the first thing the Board should do is update our assessing software. This would also broaden our scope for other potential assessing firms in the future. Our current software is twenty-two (22) years old. She suggests we ask the Town Manager to look into this when he comes back from vacation.

P. Bracci agrees.

S. Ranlett asks G. Colby, Assistant Town Manager, if he can try to get some information on assessing software ready for the next meeting. He asks B. Hossack to get a notice in the newspaper and post a public hearing for July 23, 2018.

Looking at the assessing procedures updated in November 2017 it seems we missed item number 3. We do have a letter from Corcoran Consulting Associates, Inc. dated June 21, 2018 detailing what is happening with sales in comparison with our assessed values. The letter is meant to help the board decide if they would like to perform a statistical update to the assessed values in 2018. P. Bracci is concerned that RSA 75:8-b is for annual appraisals for municipalities with a population over ten thousand (10,000) yet we are under that. He does not know what RSA we should follow. He cannot find one.

F. Hart reads part of RSA 75:8 regarding revised inventory. This RSA has guidelines for considering changes in valuation based on certain criteria. She feels we should look at all homes that have had building permits pulled and all those that have had a change in ownership.

P. Bracci states we have been told by the assessing firm that we cannot change the assessed value of a house based on the selling price.

F. Hart believes we can if the Board directs the Assessing Firm to do so.

She has a letter from Steve Hamilton of DRA (Department of Revenue Administration) stating according to state regulations Plaistow will have to do values anew in 2021.

R. Ranlett states we know that. Every five (5) years a full revaluation/values anew must occur. This is a state law. In between the five-year period it is up to the Board to decide if a statistical update should be done.

P. B. is also concerned that when we do a statistical update we are only using Plaistow's sales but when values anew are done we use Regional Sales. He wants to know if the DRA (Department of Revenue Administration) is aware of that.

S. Ranlett states we need to have a representative from Corcoran Consulting Associates, Inc come to the next meeting to answer the questions we are unsure of. He does remember Steve Hamilton talking about different corridors of the state. That may influence values too.

F. Hart believes if we purchase new software it may trigger values anew depending on how the software works.

P. Bracci is concerned about the median ratio. When he was first on the Board he saw a presentation from Corcoran Associates in 2016. The Board vote to set the ratio at 95% that year. He does not remember that happening in 2017.

S. Ranlett states it did happen in 2017 however the Board voted not to make any changes.

P. B. is concerned about the letter dated June 21, 2018 from Corcoran Consulting Associates, Inc. On page three (3), under conclusions, number two (2), he believes is a threat.

Both S. Ranlett and J. Kiszka do not perceive the statement as a threat.

S. Ranlett states all assessing questions should wait until July 23<sup>rd</sup>.

## **TAX EXEMPTIONS AND TAX CREDITS**

J. Kiszka recently went to a class on tax exemptions and credits. At the last Board meeting he passed out a handout of several Towns exemptions and credits received at the training. Plaistow compares well to most other towns except for one category. He thinks the elderly asset limit is too low and would like to see it increased.

F. Hart agrees stating most Towns have a two to one asset limit ratio while Plaistow is one and one-half to one. She believes increasing the asset limit would not significantly impact tax revenue. She thinks most elderly residents have more assets than cash.

*F. Hart motions to put together a warrant increasing the asset limit for the elderly tax exemption to \$110,000. Seconded by J. Kiszka.*

*Vote: 4-0-0*

*Motion passes*

## **TOWN MANAGERS REPORT**

Tonight G. Colby, Assistant Town Manager briefly highlights changes and new items from the Town Managers Report.

- Update on Town Projects
- Employee Appreciation Day/Joint Loss Management Meeting
- Public Works Facility Update
- Solar Panels
- Beede Site Open House
- Brickyard Road Designation
- Regional Potable Water Pipeline Meeting
- Cooling Center
- Fireworks
- Taxes Collected

## **REVIEW ACTION ITEMS**

Reviewed

## **SIGNATURE FOLDER**

S. Ranlett states the manifest, signature folder and warrant folder are going around.

## **SELECTMAN REPORTS & OTHER BUSINESS**

F. Hart

- No report tonight.

P. Bracci

- On June 27<sup>th</sup> five people from the TRAC Committee toured the JRM Facility. Unfortunately, they could not see everything as the machines were down.
- Will attend the Con Com Meeting on July 19<sup>th</sup>.

J. Kiszka

- No report tonight.

S. Ranlett

- Did not have any meetings.
- Will attend the Planning Board Meeting on July 18<sup>th</sup>.
- Will attend the Highway Garage Building Committee on Monday July 16<sup>th</sup>.
- Mentions the Beede Open House Flyer.

## **NEW BUSINESS**

*F. Hart motions to remove S. Ranlett as Chairman under a vote of no confidence. She does not believe he has Plaistow's best interest in mind.*

*S. Ranlett disagrees and he feels he does have the best interests of the community in mind. He asks for an example.*

*F. Hart states she would rather talk to him privately.*

*S. Ranlett states there is a motion on the floor and asks if there is a second. The motion is seconded by P. Bracci.*

*Vote: 3-0-1 (abstain S. Ranlett)*

*Motion passes*

*F. Hart motions to elect J. Kiszka as Chairman. Seconded by P. Bracci.*

*Vote: 3-0-1 (abstain J. Kiszka)*

*Motion passes*

*J. Kiszka motions to elect P. Bracci as Vice Chair. Seconded by S. Ranlett.*

*Vote: 4-0-0*

*Motion passes*

S. Ranlett adjourned the meeting at 7:27pm

Respectfully submitted,

Beth Hossack,  
Recording Secretary