

~~Unapproved~~Approved
Candia Selectmen's Public Meeting Minutes
Monday, September 14, 2009

Attendance: Chairman Fred Kelley, Vice-Chairman Rick Lazott, Selectman Joe Duarte, Selectman Carleton Robie, Selectman Richard Snow, and Administrative Assistant Andria Hansen.

7:00 p.m. Chairman Kelley called the Public Meeting to order and immediately followed with the Pledge of Allegiance.

Paul McKinney from Vision Appraisal to address questions from the Board. Paul McKenney of Vision Appraisal was present. Mr. McKenney presented the Board with packets (see attached). He explained that he prepared a write up of how they derived the land values. He also provided the land curve and the different steps of how the land is valued. There was information on the vacant land sales analysis. Mr. McKenney explained the other thing they looked at was the overall land residual. This shows all of the land values with the building values subtracted out. He explained they use a land extraction method from the sales price and the remaining value is the land value. Selectman Snow asked if they divided the Town up into neighborhoods would the sales be related to the neighborhoods. Mr. McKenney replied the overall land residual analysis is broken out by neighborhood also. Selectman Snow asked if the six pieces of vacant land were the only ones that were there. Mr. McKenney replied that they were the only six there. There was some further discussion on the vacant land sales analysis (see attached). Selectman Lazott stated he had a major problem with this curve, because he has 1.2 acres of land and it's assessed at \$87,000. His neighbors have 3 acres of land and they're assessed at \$97,000. He's not convinced that you can get more money for a 1.2 acre lot than you can for a 3 acre lot. He thought this might be a problem for a lot of people in Town. Some of the small lots were over assessed. He questioned why a three acre lot on Halls Mill was assessed for \$108,000 and sold for \$150,000. Selectman Snow noted it was fair market value. Mr. McKenney explained it was based on other sales they had. It's impossible to hit every sale to the price it sold for, that's why they use a medium to determine the land curve. He explained they take the first acre as the primary building site and that's where the place most of the value, because of the different variations and the size of the lot. He further explained that one acre is assessed at a lower rate. It's not directly proportional to size. Selectman Lazott thought on the free market your asking price is directly related to the amount of land you have as well as what type of land you have. Mr. McKenney replied if you buy a piece of land, you buy the ability to build on the piece of land. Selectman Snow stated a house lot has a specific value and it relates to the sales of the entire spectrum of house lots. Mr. McKenney explained the medium they used was 92% of what the sales price was. There were 47 sales in which they extracted the land value from. They use those residuals to back up their curve. Selectman Lazott felt the formula Vision used was flawed. Mr. McKenney explained it's a methodology that everyone uses when they do land appraisal. Chairman Kelley asked if all 1 acre lots were appraised at the same price. Mr. McKenney replied if they are in the same neighborhood. There are different neighborhoods in Candia that are more

desirable than others. For example, if you are on a main road with more traffic you won't pay as much for the lot as if you were on a quiet street or in a subdivision. The base rate they came up with for a 1 acre lot was \$83,616. Anything in addition to that was \$4,000 per acre. He noted the base rate went up if you were in a more desirable neighborhood, depending on what area of Town you are in. Mr. McKenney stated they also used the past two-year's sales to help determine the base rate. Selectman Lazott thought the numbers were skewed. Mr. McKenney explained they didn't use the factor of frontage, because you can't always assume that you can subdivide that lot. If they did that all the large parcels would be taxed out of the Town. Selectman Snow asked what the site index table and land curve report show him. Mr. McKenney explained that it's interpreting the land curves at different points. The site indexes are the different neighborhoods. He explained the numbers are different multipliers for the different neighborhoods. Citizen Scott Barrett explained that he recently refinanced and the appraisal cost he got (2 months ago) was lower than the Town's appraisal. Mr. McKenney explained the appraisal date was as of April 1st of 2009, that's when the State says they have to appraise all of the properties. To determine this Vision went back and used two years of sales. The mass appraisal methodology allowed them to go back and use two years of sales in order to get enough data to come up with a fair and equitable assessment. Mr. McKenney explained to Mr. Barrett that the appraisal was the value of his property as of April 1st 2009. The appraisal date of all of the properties in Town was as of April 1st 2009. He asked Mr. Barrett when the appraisal for his refinancing was completed. Mr. Barrett replied June or July. Mr. McKenney explained at this point he would have to go through the abatement process. The Board thanked Mr. McKenney for his time.

Departmental Reports: Highway, Police, Fire, Building, Solid Waste & any other depts.

Highway: Road Agent Lewis read from the attached report. There was some roadside mowing done for the month of August. Selectman Robie asked if he patched Old Candia Road. Road Agent Lewis replied he patches it about every other week.

Police: Chief McGillen read from the attached report. He noted there was a residential burglary on Raymond Road. They're following up on some leads, but it's still an open case. There was another attempted burglary on Merrill Road. There have been some vehicle break-ins at the water park. Chief McGillen mentioned that there was a criminal-threatening incident on Tower Hill Road. He also noted the department recently assisted the DEA with an arrest on Currier Road.

Fire Department: Fire Chief Cartier read from the attached report. It was a relatively quiet month for calls. He noted they have a CPR program running and they're ready to train any of the town employees or any who need to be re-certified. This is open to the citizens as well. They'll need 60 people to run the program; it would be a mass certification. It costs \$3.00 per person for the CPR card, but they can cover that in their training budget. Selectman Snow asked if it would be open to the people at the school. Fire Chief Cartier replied they are looking for anyone who is interested.

Building Department: Selectman Lazott read from the attached report. He announced that Building Inspector Hallock is now the Health Officer in addition to the Building Inspector.

Solid Waste: Selectman Duarte read from the attached report. He mentioned that they are starting to get some money back on recyclables.

Cemeteries/ Moore Park: Selectman Snow referred to the attached reports and noted they are available to the public.

Selectman Snow to discuss Clay Pond Headwaters project. Selectman Snow referred to the attached memo. He noted that an explanation of the entire project and a topographic map is attached. Selectman Snow explained that Hooksett is putting a significant portion of land in an easement on the other side of the Candia/Hooksett boarder. The cost of the piece of property is \$17,000. They are getting money from a number of different sources, including some of the mitigation that was paid by the Exit 3 development. Candia would only be responsible for \$5,000 of the cost of the property. The Conservation Commission will be requesting from the Selectmen to approve the purchase of the property (roughly 9 acres) in conjunction with the other land that Hooksett is picking up. Candia would then own that property and it would come to them with a conservation easement. Selectman Snow asked for feedback from the Board, because there would be a Conservation Commission meeting tomorrow evening. Chairman Kelley asked if the Conservation Commission would be paying the \$5,000. Selectman Snow replied yes it would come out of the conservation fund and it would not require a warrant article to appropriate more money. Selectman Snow clarified the purchase of the land would be done by the Board of Selectmen. The vote of the Conservation Commission would be to spend the money out of the conservation fund. Selectman Lazott stated he didn't have a problem with this. He noted that sometimes residents are under the impression that the money isn't coming out of their pockets but it is. It was the consensus of the Board to discuss this at the next Selectmen's meeting (after the September 15th Conservation Commission meeting).

The Board will consider the appointment of Candace Stamatellos as Deputy Tax Collector. Chairman Kelley noted that Tax Collector Jane Sanders and Deputy Tax Collector Ellie Davidson have both resigned. He noted the Deputy Tax Collector is an appointed position. He read Candace Stamatellos's letter of interest. Resident Charlie Wheeler asked when Candace's letter was dated. Chairman Kelley replied last week. He noted just the Tax Collector position was posted not the Deputy. Chairman Kelley read Charlie Wheeler's letter of interest. Chairman Kelley noted the closing date for applicants is September 25th. He mentioned that they should get someone in there now, so they can be trained. Chairman Kelley explained that Candace Stamatellos name has come up because she has past tax collector experience. Tax Collector Sanders stated by RSA the Tax Collector has the authority to appoint a Deputy with the approval of the Selectmen. She continued to read from RSA 41:38. Tax Collector Sanders mentioned she was only aware of one candidate, she found out that Candace submitted a letter of interest this afternoon. Selectman Lazott clarified that the Selectmen can give their

approval or disapproval on the candidate for the Deputy Tax Collector. Selectman Snow stated the goal is to get someone to help Tax Collector Sanders until the end of the month. Selectman Lazott asked if they needed to appoint Mr. Wheeler. Tax Collector Sanders explained that on September 30th her duties will have ceased, but she could stay on as a paid assistant. She noted she could not be Deputy, but an assistant to the Town. Chairman Kelley asked if the Board wanted to wait until after September 25th before they make a decision. Selectman Duarte stated he would like to have Tax Collector Sanders start interviewing the applicants. Tax Collector Sanders replied she would appreciate being included. Chairman Kelley noted who ever the Board picks as Deputy Tax Collector can step into the Tax Collector position as of October 1st. Selectman Lazott stated one of the applicants has prior experience and thought they could hit the ground running. They wouldn't have to spend extra money to train this person. Selectman Duarte stated they have two good candidates and would like Tax Collector Sanders feedback. It was the Boards decision to table this discussion until September 28th Selectmen's meeting.

Selectman Robie to give Budget Committee update. Selectman Robie noted that he attended the last Budget Committee meeting on September 9th. It was the last meeting before the Selectmen's budget meeting on September 19th. He was hoping they could get through this process a little better than they did last year. Selectman Lazott stated the Budget Committee wants them to level fund their budget and he doesn't think that is feasible. They can't provide services to the taxpayers on a level funded budget. The cruisers are in bad shape, the roads are getting worse, and they've gone without certain items. In addition, their waiting for the insurance rates to come in. Selectman Lazott noted he is opposed to any cut backs on services, especially the Fire and Police Department. Also, the taxpayers should be made aware that the welfare budget is going to be over, because many people are losing their jobs. He noted the request for direct assistance has gone up quite a bit. Selectman Robie replied he didn't think there was anyone in the room whose personal budget hasn't declined. Selectman Robie stated if you start taking peoples homes because they can't pay their taxes, there going to be a lot of broken spirits. Every budget in the nation is being looked at and trimmed. They are just trying to hold the budget level and an increase is still an increase. Selectman Robie explained that he was hoping this would be a successful budget process. Selectman Duarte stated they both have made good points, but he would like the department heads input. Selectman Robie stated just for the record they have already received the budgets from the departments. He just wanted to give a word of encouragement to the department heads and was hoping they could work together during this budget process.

Selectman Robie to discuss the Heritage Committees request. Selectman Robie mentioned the Heritage Committee has been working on a couple of things. The Smyth Building has been put on a national register of historical places and Heritage Committee would like to place a plaque on the building. They would like the Selectmen's approval. Selectman Snow motioned to allow the Heritage Commission to proceed with the process of placing a plaque on the old public library. Seconded by Selectman Lazott. All were in favor. Motion carried. Selectman Robie mentioned that the Heritage Commission is planning for Candia's 250th Anniversary in 2013. Ron and Linda Thomas have been

appointed as Co-Chairs for this yearlong celebration. They will contact various organizations to participate and establish a committee. They would like an event scheduled for each month from March to October in 2013. They have various events planned. The fourth graders at the Moore School will be participating. Linda and Ron Thomas would like to start on this as soon as possible. Selectman Robie motioned to go ahead with the 2013 Anniversary Celebration with Ron and Linda Thomas as Co-Chairs of the 2013 Anniversary Committee. Seconded by Chairman Kelley. All were in favor. Motion carried. Selectman Snow applauded the efforts of the Heritage Committee and thanked Ron and Linda Thomas.

Any Other Business

Discussion on EEE Spraying: Chairman Kelley explained the Town had a warrant article in 2006 to spray and the residents voted it down. It wasn't the Board of Selectmen who didn't want to spend the money, the citizens voted not to spray. He has had numerous phone calls regarding the spraying. Selectman Lazott explained he has received quite a few phone calls as well. He acknowledged the three year girl who has recently contracted EEE and noted it's a very alarming situation. Selectman Lazott explained he had worked with the prior Health and Welfare Director and was a big proponent of spraying. He gave his deepest sympathy and condolences to the Shifflett family and was sorry for the situation their daughter is in. Selectman Lazott explained that he is working with Health Officer Hallock since the first reported animal case of EEE. He further explained they have \$600.00 budgeted for the spraying permit. He is going to ask for the Board's approval this evening, so they can put in for the licensing next year. Selectman Lazott praised Health Officer Hallock on all of the tremendous work he has done. He explained there is an emergency spraying application process and the only thing that would behoove the Town is to spray Moore Park and School where the children congregate. He didn't believe it would do the Town a lot of good by spraying the road sides at this time, because they haven't started the process. He stated it starts by using a bacteria dunk. It runs from April to November. He noted there were hand outs on the table giving information on spraying for mosquito control (see attached). Selectman Lazott read from the hand out explaining the process and cost. In summary, the mosquito program for the Town of Candia would cost \$38,000 for the season without the spraying of the roads. He noted the spraying should be done on an annual basis in order for it to become effective. Most of the surrounding Towns that do spray have been spraying for 3 or more years. Selectman Lazott reiterated he is a strong supporter of spraying and would like to put in a warrant article for the March election. He believed the citizens of the Town should have a say in this situation. Also, the Town has been on the news and in the paper, so as a result Health Officer Hallock has made information available about EEE to the citizens. He has been notifying farms around Town as well. Selectman Duarte stated there is so much information out there regarding EEE. He noted that he wasn't for spraying and there are people who feel that spraying is harmful to the dragon flies, birds, fish, etc. He felt they should hold a couple of Town meetings prior to the March election and find out what the community wants to do. This way they can find out what the citizens want. Citizen Eric Shifflett (Rosemary's father) was present. He appreciated Selectman Lazott's sentiments and logical approach. He felt the Boards

approach was reasonable. Mr. Shifflett mentioned that Rosemary is coming home tomorrow. He stated that he understood how this could have been voted down in 2006, things like this don't resonate with the public until it hits home. He considers himself an environmentalist and uses the outdoors for hiking, fishing, etc. He is not necessarily an advocate for mass spraying, because it is harmful to birds, dragon flies, etc. Mr. Shifflett stated he would like to advocate a sensible approach to the situation. It's a two pronged approach. The first is approach is a communication campaign. He would like to ask that the Town budget for this in 2010 and it go through direct mail. He thought when there was an elevated threat risk like their experiencing right now, it warrants public outreach. He felt something should be sent home with the Moore School students as well. Mr. Shifflett noted that he sprayed his children religiously with bug spray, but didn't realize the situation was as bad as it was until his daughter got sick. His objective is to make the parents of Town aware of this threat and to take any precautionary measures to hopefully prevent a second case. He doesn't advocate that people change their life styles, but people should be a little more educated. The second approach is the abatement (not spraying). The abatement or Bti is a targeted approach that kills the mosquito larvae and isn't harmful to animals or insects. The Town begins that treatment process early in the year and then they test. If you still continue to have EEE problems, then you consider spraying. He thought spraying around the school and the park was a good approach. Mr. Shifflett agreed with Selectman Duarte's thoughts on a Town meeting. He has met a couple of doctors at Children's Hospital who specialize in EEE research. He would like to organize an informational session on EEE at the Moore School and bring some doctors in from Children's Hospital. This would help educate the people on what this disease is and what the outcome tends to be. In addition, it would be a great forum to gather public sentiment, so they could put this on next year's ballot. Mr. Shifflett thanked the Board for their time. Selectman Lazott thanked Mr. Shifflett for his suggestions and reiterated he was not in favor of spraying the whole Town just concentrated areas. He noted CYAA took a proactive approach last year and sprayed their fields. Selectman Lazott added that he was in favor of the dunks, but would like to see spraying in the condensed areas (school and park). Mr. Shifflett agreed and felt the circumstances are warranted. He noted they're spraying in the concentrated areas that will kill some dragonflies, but they aren't spraying in Bear Brook or the wetlands. They're spraying just enough so there is a buffer for the children. Selectman Lazott added that he is from the old school of thought and there aren't enough dragonflies in the world worth the life of one child. Scott Barrett of Kayla Drive asked where they stood with potential spraying. Selectman Lazott stated they need to look at the budget to find the money. He noted Moore School and park will cost \$6,500 for the license and the (3) sprayings. Selectman Lazott explained that it would take about 72 hours for an expedited permit. Mr. Barrett asked if there were any grants they could get from the state. Selectman Lazott stated he would look into that, but you need a proactive plan in place. He will include that in the plan for next year. You have to have a complete plan in place in order to get the State's support. Mr. Barrett asked where the animals were that contracted EEE. Selectman Lazott stated it was an alpaca and a lama that lived on a farm on High Street. Mr. Barrett asked what was being done from the Moore School point as a preventative measure. Resident Ingrid Byrd suggested that Mr. Barrett contact Moore School Principal Bob St. Cyr. Selectman Lazott stated they should get in contact with the Moore School in regards to the spraying.

He thought they should get their permission first. Resident Carla Penfield noted the warrant article that was proposed in 2006 wasn't community wide spraying; it was just the Moore School and park. They could have done that this year, but it wouldn't have prevented Mr. Shifflett's daughter from contracting EEE. The issue right now is out on High Street. If they decide to spray the field, it would be the Board's decision. Her concern is that it would give the citizens a false sense of security in the community. The best thing they can do is make everyone aware of the problem. Mr. Shifflett explained that DEET is only effective for a certain period of time. The public needs to know that if the Town chooses to spray that it's localized. If they can take a proactive approach by spraying the school and park they're better off rather than doing nothing at all. Joan Tancrede of Main Street stated she supports Mr. Shifflett's efforts and recommendations on the Bti's. Gene Beckman explained that one year he sprayed his yard for 3 weeks with a garlic and oil mixture. Its 3 ounces of garlic (juice) mixed with 3 ounces of vegetable oil per gallon. You have to often, but it works. He got the information on this from a website called mosquitobarrier.com. Selectman Lazott asked the Board if they would like Health Officer Hallock to pursue this if they can find the money. If so, he'll have Health Officer Hallock talk with the Moore School and maybe they can split the cost. Fire Chief Cartier clarified the memo states spraying would cost \$2,250. This will be for three rounds of spraying. Selectman Lazott apologized and stated that \$2,250 was the correct amount. Selectman Robie stated they should notify the school board to let the parents know what is going on. He noted the animals that passed lived next door to him and he has been taking extra precaution all summer long. The people in Town have to be proactive and protect their children. He suggested that maybe the children play in the gymnasium (at the school) rather than outside or send your children to school with bug spray. Mr. Shifflett suggested having recess on the playground and don't let children play near the woods. There was some further discussion in regards to spraying and protecting the children. Mr. Shifflett asked who would be the contact person at the school for a possible informational meeting. Selectman Snow suggested going to the PTO president. Citizen Ingrid Byrd suggested contacting Principal Bob St. Cyr. Chairman Kelley noted they would get the information out there i.e. on the website and posting. Selectman Lazott motioned that the Board find the \$2,250 in the budget and proceed with the spraying. Seconded by Selectman Robie. All were in favor. Motion carried. Selectman Robie noted that the parents still need to be proactive, because spraying isn't going to stop the mosquitoes. Fire Chief Cartier asked if M & C Learning Center would be notified. Selectman Lazott stated he would have Health Officer Hallock notify the daycares in Town. Selectman Lazott stated he would like apply for next year's license with the \$600 in this year's budget.

Deed to Town property at Map 407 Lot 073: Tax Collector Sanders stated the taxes aren't being paid on this property. She explained notices were sent and she didn't get any response from any of the entities. Selectman Snow agreed with Tax Collector Sanders memo (see attached). Selectman Snow motioned to authorize the Tax Collector to execute the deed. Seconded by Chairman Kelley. Chairman Kelley, Selectman Robie, Selectman Duarte, and Selectman Snow were in favor. Selectman Lazott abstained. Motion carried on a vote of 4 in favor.

Approval of Previous Minutes: Public meeting minutes of 8/24/09. Selectman Robie motioned to accept the Selectmen's public meeting minutes of August 24th, 2009 as amended. Seconded by Selectman Lazott. All were in favor. Motion carried.

Announce Next Regularly Scheduled Meeting Date: The next regularly scheduled Selectmen's meeting is September 28th, 2009.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,
Andria Hansen, Recording Secretary