

1 & 2. Convene the meeting/Introduce members of the Board.

Vice Chairman Paul Binette convened the Board at 7:00PM on the above date in the Nowak Room. He introduced the other members to the audience: Robert Eastman, Joseph Pace, William Campbell and Town Manager Russell Dean. Absent: Chairman Lionel Ingram.

3. Minutes:

Mr. Pace moved to waive the reading of the minutes of September 26th, 2005 and to accept them as submitted; second by Mr. Eastman. VOTE: Unanimous.

4. Bid awards:

Waste Water Pump Stations siding & trim repair: Mr. Dean recommended the bid be awarded to York Siding Company, Cape Neddick, Me, for \$12,790.00. This was the low bid with the ability to meet or exceed the job specification.

Mr. Campbell moved to award the bid to York Siding Company of Cape Neddick, Me for \$12,790.00; second by Mr. Eastman. VOTE: Unanimous.

Town Report bids: No report available – comparisons still being made.

5. Authorization Vote on 2005 Reassessment Update.

Following the two public hearings, under RSA 75:8-b, held on September 19th and 26th, the Board must now vote whether to authorize the Town Assessor to update the Town's valuation. John DeVittori, Town Assessor, was present to answer any questions posed.

Mr. Eastman, following up on a discussion at the last hearing regarding neighborhoods, asked when the 'neighborhood factor' was last updated. April 1, 2004, when they were reviewed and some areas updated.

Mr. Pace noted the process is to keep the valuations as close to 100% as we can, so no large jump is experienced the next year. Mr. Eastman disagreed, noting the Town is within the State's guidelines of being between 91 and 110%. He stated he was disturbed learning that Vision, over the last 3 years, has only updated tax cards to ensure correctness and that the Town is better off paying \$40,000 per year for these updates rather than conducting a town-wide thorough re-valuation for \$400,000 to get the whole town back in line. He noted recent sales of 3 ranch houses in Westside Drive sold for 25% under our assessment and questioned whether all of Westside neighborhood is under assessed and our figures are off. This finding relates to the statements of Ms. Corson at the last public hearing.

Mr. DeVittori stated neighborhoods (land values) will be reviewed during the update process, based on sales. He noted there are always 'odd-ball' sales that don't match other sales prices and the assessment will never match those (i.e. new owner liked the ambiance of the area; family sale, etc.) He stated houses cannot be revalued unless something activates a change such as a renovation or town-

wide reval. Spot assessments cannot be done, so unique individual sales will not allow catch-up to market.

Mr. Binette noted there were a lot of abatements signed following adjustments over the last 3 years. Mr. DeVittori stated less than 100 on 6000 properties.

Mr. Pace moved the Board of Selectmen authorize the Town Assessor to update the Town's valuation consistent with RSA 75:8-b; second by Mr. Campbell. VOTE: 2-2, with Mr. Binette casting the tie vote due to a majority required.

Mr. Binette stated he preferred to wait till '06 for the re-assessment of the Town. It was further explained that any further assessments would not take place as there is no funding. The certification process takes place in 2006 (by the State) to determine whether the Town's sales ratio is within the 90-110%. Mr. Pace asked Mr. DeVittori if there is a chance the Town will dip below these figures, if not authorized to update the valuations. Mr. DeVittori stated as real estate values rise and an adjustment is not made, it is possible to drop below the 90%. If the parameters are not met, the Board of Appeals can order the Town to conduct a town-wide revaluation. Mr. Eastman noted there is no harsh action from the State if this is not done.

To prepare the tax bills, Mr. DeVittori explained the April 1, 2004 tax base will be used, except for adjustments made for building permits, lot line adjustments and Vision-work updates but not based on sales analysis.

6. Permits:

- Auction permit for an Oriental Rug auction on November 5th at the Inn of Exeter;
- Structure on sidewalk by Loaf and Ladle for painting by Drobish Brothers from October 6 through 15th, though extended due to weather). Their insurance certificate is on file.
- Use of Town Hall on November 6th from 12-9PM, with concert from 3:30-6:30PM to benefit the hurricane relief for Katrina & Rita victims, with request to waive fees for the use, to increase the proceeds. Also a permit for an associated raffle with the concert.
- Use of Town Hall by the Oyster River Players from November 23-26, 2005 for a play;
- Use of Town Hall by the Oyster River Players from January 20-29, 2006 for a musical;
- Use of Town Hall by the Friends of Swasey Parkway Pavilion/Exeter Area GFWC on February 17 and 18 for a yard sale from 6AM to 3PM (set up and sale).
- Use of Nowak Room by Congressman Jeb Bradley for a 'Town Hall' meeting on November 12th from 12:30-3PM;

Mr. Campbell moved to approve the permits as presented; second by Mr. Eastman. VOTE: Unanimous.

7. Public Comments: None.

Selectmen's Committee reports:

Next meeting is Monday, October 17th at 7PM.

Mr. Campbell: Conservation meeting going on now in Wheelwright Room which he will attend at conclusion of this meeting. Water & Sewer budget will be reviewed Wednesday.

Mr. Eastman: Planning Board on Thursday evening and the DPW Budget sub-committee will attend the W/S Advisory meeting Wednesday to review that budget.

Mr. Binette gave thumbs up to Foster's Daily Democrat for their editorial this date concerning the status of the Court House for Exeter & Hampton. It was a great story and recommended reading. He also gave thumbs down to the Exeter News-Letter, noting they provide a great sports section regarding varsity games in the area but nothing is ever stated about other teams, noting the Exeter Freshman football team remains undefeated and nothing is ever printed about that team. He suggested their sports department seek out parents or contacts to provide details of the games and give the credit to the kids who are eager to prepare for junior varsity and varsity games in the future.

Mr. Dean reported water distribution flushing begins October 12th through 28th on the east side of Town from 7:30AM to 2:30PM (day flushing). Areas affected include High Street, Hampton Road, Portsmouth Avenue and all areas east of the Exeter River. Contact the water plant at 773-6169 with questions or to alert personnel of concerns.

Mr. Campbell moved to adjourn; second by Mr. Eastman. VOTE: Unanimous. Time: 7:40PM.

Respectfully submitted,

Barbara A. Blenk
Admin. Asst/H. R. Dir.