

UNAPPROVED
**Candia's Virtual Selectmen's Public Session Minutes
November 12th, 2024, 6:30 pm**

Note: Individual roll call has been taken after each motion.

6:30 pm Selectman Moran opened the Public Session Meeting followed by the Pledge of Allegiance.

Attendance: Selectman Patrick Moran, Selectman Boyd Chivers, Selectman Russ Dann, Selectman Susan Young and Town Administrator Andria Hansen.

Absent: Chair Brien Brock.

Approval of Minutes: Public session minutes of October 28th, 2024. None noted.

Motion: Selectmen Chivers made a motion to approve the October 28th, 2024, Public Session Minutes as presented. Selectman Dann seconded. Motion carried by a vote of (4-0-0).

Non-Public session minutes of October 28th, 2024. None noted.

Motion: Selectmen Chivers made a motion to approve the October 28th, 2024, Non-Public Session Minutes as presented. Selectman Dann seconded. Motion carried by a vote of (4-0-0).

Assessing Update: Steve Hamilton from Whitney Consulting Group, LLC, the assessing company for the Town of Candia, came to talk about what has occurred in the revaluation, and what the results are preliminary. An invitation was mailed out to all to the taxpayers to meet with his team and to learn more about the assessment process of what may or may not happen, and how the revaluation affects them. It will also give them the opportunity to point out anything that they believe is important for his team to understand in the valuation of their property.

Mr. Hamilton said they have scheduled over 80 of these meetings, of which is on the low end of what they would anticipate. It was 5 years ago that the last revaluation occurred. For a 5 year period of time, they would say between 6 and 10% of the properties would come to this kind of an informal meeting. Therefore, the number they have had represents less than the 6%. They have one more day on Wednesday, November 13th, 2024, to have these meetings. All the meetings they have are informal and are not required by law. It is a benefit the Town of Candia has offered their taxpayers by helping to answer some of their questions before they receive their tax bill.

Mr. Hamilton said the handouts he provided begins with the results of the revaluation in terms of the statistical performance, which is the easiest to understand. The most important numbers is the Median Sales Ratio which is the midpoint of the ratios of the assessment, divided by the selling price. So how close are the assessments to the full market value? In this case they are at 100% of market value 1.0044, therefore they have achieved market value estimate. The next important one is Coefficient of Dispersion (COD), that tells them how close they are to the target, and what ring in the target are they hitting. Acceptable is 20 or under, a good performance would be 15 or below, and they are at 5.55 which is pretty good performance. He said they do not want it to be too low, because then there is concern that there is targeting of valuation. He used the handout information to explain how it is distributed among different sizes of property, different lot sizes and different neighborhoods. It will show how evenly the distribution of these values work. The last important calculation is the price differential and that is the measurement of how the vertical equity of low end homes is being overvalued or are they being fairly valued in relation to everyone else. The price related differential should be between .98 and 1.03 and being at 1.016 is right in that range and shows good vertical equity and good performance through the levels of valuation. This is a ratio study performed on all of the sales, the arm length sales, and typically marketed unrelated parties that has transferred properties from April 1st of 2023 thru March 31st of 2024. It includes all the types of property, all the styles of property, including vacant, and

if there is only one vacant property in the sale. On the page showing Candia Median Assessment A/S Ratio by neighborhood, shows the distribution of how those valuations have occurred in the different neighborhoods. You can see median ratio for those neighborhoods has a little variation, but it is very close to 100, which is what they want to see. Selectman Young asked, what are these neighborhoods, there are 3 of them? Mr. Hamilton said Neighborhood E is the average or typical location, Location F is a little better than average and Neighborhood G is a pretty good location. More of a subdivision location than an existing road. The short little lines refers to the number of occurrences in that category.

Mr. Hamilton said the next chart is the Median A/S Ratio by Acreage which is the size of the lot, below half an acre or between 2 and 10 acres. There is still a good distribution, and of those ratios there is really no variation off of 100% except for one category that has one example in it. The reason it is important to look at it in these different ways is so they can be sure that they did not just dial in on the values, and say the values are good. By slicing it in different manners, you can see there is still good distribution, regardless of how they look at it, because the distribution of those lot sizes is different than the neighborhood distribution, which it is important in their calculations, but not necessarily important for the understanding of the valuation, however it is another way to slice that sample so you can see that regardless which way it is sliced, there is still good distribution and good equity within the model.

Mr. Hamilton said the information for Median A/S Ratio by Effective Area, which is the size of the home, counting the living area and all the attendant areas of the house and you can see again, still very good distribution, some variation, not perfect but it should not be perfect. The diagram shows areas in square feet.

Mr. Hamilton said the next page is Median A/S Ratio by year of Construction. There is a range of builds from 1772-1799, 1800-1827, 1968-1995 and 1996-2023. You can see that the distribution, showing it is not perfect again but shows reasonable distribution. If it were more than plus or minus 20% then they would be really worried, but having a distribution of about 6% is what they would anticipate to see by not having dialed in on any of the particular sale properties.

Mr. Hamilton said the last chart is the Median A/S Ratio by Building Quality, which is the quality of construction that ranges from builders grade type construction up to good plus 10 that is pretty good quality construction consisting of better quality materials including cabinets, case work, windows, exterior detail. Selectman Moran asked, what percentage of homes that he actually assessed the interior? Mr. Hamilton said they do not have a huge amount of success in getting into the interior of the property, but they do have the benefit of having the building inspectors office here at the Town Hall, and they can go there to pull records and to look at the way things are. They also look at multiple listings of properties that have transferred because there is usually an exhaustive amount of pictures that will give them a very good indication. They use every data source available. At this point, they are close to the end of having the hearings, and they are inspecting properties where there were concerns and issues that were raised during their hearing process. When people ask us to, they will go out and inspect their property. They have had a number of them at the end of last week and will have additional this week to inspect. After that, they will be getting ready to present the Summary Report of Value, which is the MS1 Report to the DRA (Department of Revenue Administration), so they can move forward with setting a tax rate.

Selectman Chivers said it is getting very close, this is almost the middle of November, and the bills go out in December. S. Hamilton said that was part of the challenge of doing this revaluation with the conversion from the Vision Cama System to Avitar System. He said he knew before they signed up to do the work, that this is about the time that would be required to complete. Town Administrator Hansen said the revaluations happens every 5 years and they always fall into this crunch time. Selectman Chivers asked if they should have the MS1 completed around December sometime? Mr. Hamilton said within the next week to a week and a half.

Selectman Young thanked Mr. Hamilton for attending, and said she is the one who had asked him to come in. Some of the people on social media had questions and were upset because their assessment doubled. She does not know if they understand the total town assessment doubles and then they divide that amount by

revenue etc., so if you could address that to some of the people on Zoom. Mr. Hamilton said it is a very good question, because the amount of money that needs to be raised was voted by the people in the spring, therefore that amount of money is fixed in the school and the town. That gets divided by the value of all the property, the new value of all of the property. It is a simple fraction when you have a fixed amount that is divided by a larger number and the result is the number that will go down in a similar way.

Mr. Hamilton gave an example of when they had finished a revaluation in Stratham NH earlier this year. It was over 5 years since their last revaluation, and their tax rate last year was \$21.91 and this year it is \$13.12. Overall, the tax burden remains about the same. It depends on what people have done, if work was done, then they would see their taxes going up a little. The rule of thumb is, 1/3 of the peoples tax bill stays the same. About 1/3 of people will see it go down, because the value of their property will not have gone up as much as the value of other peoples property. About 1/3 of people will see an increase in their tax bill. Selectman Young said, but unlikely to double? Mr. Hamilton said no, unless they built a house. On the notice they sent out, they specifically wrote do not use last year's tax rate. The Board thanked Mr. Hamilton for coming to their meeting and giving his explanation of how the revaluation works.

DEPARTMENT REPORTS

Highway: Road Agent Wuebbolt read his report and gave updates.

Selectman Chivers announced the Planning Board has just approved a subdivision on Crowley Road, subject to the developer putting up about \$20,000 in Impact Fees for improvements to Crowley Road. Road Agent Wuebbolt said they are planning on doing work to that road in 2026. He believes the timeline is December 31st, 2027, and the \$20,000 will go towards that road, and it will be held in a separate account.

Selectman Chivers said a resident has called him and asked for a road sign at Kayla Drive. Apparently the residents had company over, and they were not able to find the address. The Road Agent said he has a few other road signs to add, because they have gone missing.

Selectman Young asked if Crowley Road is a scenic Road? The Road Agent said, yes it is. Selectman Chivers said, so they are limited on how much they can do to the trees. Road Agent Wuebbolt said Scenic Roads have to do with trees over 6 inches and stone walls. Selectman Young asked if some of them have to be adjusted for the houses or the entry way that's going in there? Road Agent Wuebbolt asked if she was talking about the new houses? Selectman Young said for the development they like. Road Agent Wuebbolt said the scenic roads really only pertains to the Town and explained that he could not take all the stone walls out or any trees that he wants. Eversource cannot cut any trees without the Planning Boards approval, but the landowner is allowed to do what they want with their road frontage, unless it is a property boundary wall, then they would need to make sure you have granite bounds. He gave an example, that if you take down your stone wall, you will need to make sure that it has been surveyed with the actual granite bounds.

Police: Chief Shevlin read the report and gave an update. The encumbered new cruise has arrived, and NEVO (New England Vehicle Outfitters) was going to outfit it and has ordered all the parts, however the parts are 8-10 weeks out. Therefore, the new cruiser is in the parking lot, waiting for the equipment to be installed. Unit 1 Cruiser is currently at Global, and it is still waiting for its sticker package. The company that does the work has been dealing with the hurricanes down south, so it has slowed that process down. He is hoping to receive this vehicle back by the end of the month.

Chief Shevlin had some flyers made for "Toys for Tots" a Holiday Program and the "Stuff A Cruiser" which is a community event ,will be held on December 7th, 2024.

Chief Shevlin announced Lieutenant Ryan Stanton has begun working this week. He said his department is in good shape now. Two other Officers should be starting on November 18th, 2024, but the background reports are taking a little extra time, and they might only begin on November 25th, 2025. He indicated the Police Academy is full for January 2025. He said generally when they send the Officers for the PT Test, there

are Officers that do not pass, and other Officers will automatically be bumped up, however there is no guarantee. He is hoping for January but, at the very least he would have them set up to go in May. It all has to do when they go for their entry exam. He said if they have not gone to the Police Academy they are still allowed to be on duty and work by helping and learning as long as they are not working on their own. He said Officer Isabella Schaffer is now working on her own and this means they now have 3 full time Officers working. Their new Administrative Assistant Christine McCarthy is doing very well in their department. Their new Mission Statement has been posted on the Website.

Donation for Police Department: Chief Shevlin said Building Inspector Donovan has donated an air compressor and a shop vac to the Police Department.

Fire Department: Selectman Chivers read the report.

Building Department: Building Inspector Donovan read the report and gave updates.

Solid Waste: Selectman Dann read the report and gave updates.

Budget Committee: Selectman Young said the Budget Committee will be voting on the Town Budget on 11/13/2024 @ 7:00pm held at the Town Hall.

NEW BUSINESS:

Preliminary Review of Warrant: Town Administrator Hansen said the deadline for the Preliminary Review of the Warrant is 11/15/2024. See attached list. The only additional Warrant that they are waiting for is Big Brothers & Big Sisters Program that may need to be added on.

The Board made a verbal decision to table the Review of the Warrant until their next meeting, which would most likely be sometime in the following week and when they will set the tax rate also.

Holiday Schedule: The Board reviewed the 2025 Holiday Schedule. See attached.

Motion: Selectmen Chivers made a motion to accept the 2025 Holiday Schedule as presented on 11/12/2024. Selectman Dann seconded. Motion carried by a vote of (4-0-0).

Town Charter: Town Administrator Hansen said she was approached by a Citizen about Board Procedures. The Citizen had asked about a Town Charter. She noted that there are only 9 cities/towns in the State of NH that are actually Charters. When she looked into it a little further, it is basically about the rules of the Board, with the meetings and motions. The citizen asked what happens when a new Selectman is voted in, which they will have coming in March 2025. Town Administrator Hansen said she does not mind putting something together and bringing it back for the Board to review, and it would be something for the newer Selectman. If it was okay with the Board, she was going to work on the Town Charter. Selectman Moran said he believes that it would be very helpful.

Public Input: Karen Reis (Resident) said she is asking for the Selectboards support regarding the development of Tanglewood Estates off Crowley Road. It will be discussed at the upcoming Planning Board Meeting on 11/20/2024, and also in the future. She read her letter (see attached). She has an exhibit from the last 2021 Meeting and new ones for them to look at. Selectman Chivers said this Board has a Representative to the Planning Board and he thinks if they are all in agreement, that they should oppose this project, they should instruct their Representative to the Planning Board to oppose it on behalf of the Selectman.

Selectman Young said it is interesting that he brought this up because on the Budget Committee she is supposed to vote on whether or not she agrees with it, just like the Selectmen vote. However, that has never

happened on the Planning Board. Selectman Chivers said they should, as he is there to represent this Board. Selectman Young said, but we were never asked. Selectman Moran said, they have never been asked before. So, it is not like he has ever gone against anyone. Selectman Chivers said the Board could make a motion to instruct their Representative of the Planning Board to either support it or oppose it, depending on what the motion is. He feels that they would be obligated to do what this Board instructed him to do. Selectman Moran said he would like to hold off on that until that particular Representative is in the room. Road Agent Wuebbolt said the Board had voted in the past on the New Boston Road Project, and the Representative of the Planning Board did vote on what the Board had decided. Discussion ensued.

Selectman Chivers asked the Board Members to support the project or oppose it, and each Board Member said they would oppose it. Selectman Young said she opposes it because of the tax impact, and the roads in Candia will be affected. Selectman Moran said, right now Crowley Road cannot handle the heavy traffic on that road. Selectmen Chivers suggested taking a formal decision on this and to let the Representative vote however they want to.

Motion: Selectman Chivers made a motion that this Board oppose the project known as Tanglewood Estates in the Town of Chester. It will have an impact on the traffic in Candia. Chester will derive all the revenue and Candia will derive all the transportation. Selectman Dann seconded. Motion carried by a vote of (4-0-0).

Jason Pileggi (resident) said he has yet to hear anyone from Candia express what positive aspect this will have for Candia, it is only negative. Candia would receive no tax revenue, and our town ends up hurting more for it. Selectman Young said that is a valid point. Mr. Pileggi asked if anyone in the room has ever heard it or anyone on the Planning Board? Selectman Young said no, the only thing she has heard is, if the plan is submitted and it sticks to Candia's regulations or guidelines that they would have to approve it. Mr. Pileggi said that is not his understanding, because when he withdrew the application last year, he specifically asked the question at that meeting if this is a shall issue situation, meaning if he checks all the boxes, are they obliged to issue him permission to go through with the project? He was told at the time, no it is not a shall issue situation. If he checks the boxes on the application, they can accept the application, but it does not necessarily mean they will approve his ability to move forward. Road Agent Wuebbolt said the only thing the checklist is for, is to accept it. Mr. Pileggi said, in assuming the worst and they check all the boxes next week, it would still need to be approved. In that situation he hopes they will receive an explanation from someone who voted in favor of it, because as of this date, he has not heard of anyone in favor of it. Selectman Moran announced the Planning Board Meeting on 11/20/24 will be held at the Moore School @ 6:30pm.

7:32 pm - Selectman Chivers made a motion to adjourn. Seconded by Selectman Young. All in favor. Motion carried by a vote of (4-0-0).

Linda Chandonnet
Recording Secretary