

APPROVED
**Candia's Virtual Selectmen's Public Session Minutes
December 2, 2024, 6:30 pm**

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

6:30 pm Chair Brien Brock opened the Public Session Meeting followed by the Pledge of Allegiance.

Attendance: Chair Brien Brock, Selectman Patrick Moran, Selectman Boyd Chivers, Selectman Russ Dann, Selectman Susan Young (arrived at 6:33pm) and Town Administrator Andria Hansen.

Approval of Minutes: Public session minutes of November 12, 2024. None noted.

Motion: Selectmen Moran made a motion to approve the November 12, 2024, Public Session Minutes as presented. Selectman Chivers seconded. Chair Brock abstained. Motion carried by a vote of (3-0-1).

DEPARTMENT REPORTS

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

Police: Chief Shevlin read the report and gave updates. He will begin awarding Letters of Merit to his Officers that are recognized for outstanding efforts while performing their job. He gave an example on this type of recognition for the two Candia Officers that recently had a serious situation occur while on duty, and revealed they were able to assist the subject into getting the medical assistance needed, without anyone getting injured. He praised the Officers for their great work. A copy of these letters will be placed in the employees files.

Chief Shevlin gave an update on the new cruisers. His first cruiser was received back from Global, and it is now in use and their encumbered cruiser will be having the equipment installed in February.

The Police Academy is full for the month of January, and he is waiting to hear back if he will be having a new Officer in that training class. He has hired one additional Officer and is hopeful this will be the person that will be sent to the Police Academy in January. He explained the FTO (Field Training Officer Program) can be done before or after the Academy's Training.

Selectman Moran asked if Officer McGillen was still in the process of getting a luminated stop sign at the Exit 3 ramp. He was told this is not something the Town is allowed to change, it is up to the DOT to do this. Chair Brock pointed out that the current stop sign has another sign on the back of it, and it is deceiving, because you cannot see the octagon shape that is behind it when you are driving. Chief Shevlin said he has seen some cars go right through this stop sign. He has offered to inquire about how they can have something installed at the Exit 3 location in order to catch the drivers attention. He will also start having additional Police patrolling there.

Fire Department: Selectman read the report.

Building Department: Selectman Moran read the report.

Solid Waste: Reports not available at this time.

Budget Committee: The Budget Committee will be having their meeting on Tuesday, December 3rd, 2024 @7:00pm at the Town Hall. Town Administrator Hansen encouraged the Board to attend.

Planning Board: Chair Brock said the Planning Board had the people come in for Crowley Road to ensure their application was completed. He indicated it was not completed, therefore it will be continued in their December 18th, 2024, meeting and the Planning Board will be done voting if the application is complete or not. He highly encouraged the public to use zoom, as there is limited space at the Town Hall.

Tax Information: Selectman Young said they need to help in educating the community on how the taxes are determined, as there seems to be a lot of confusion.

Town Administrator Hansen informed the Board that the MS-1 was approved today, and now they are waiting to hear back from the DRA (Department of Revenue Administration) for the Tax Rate. After that they will go through all the numbers, and once that is completed they can schedule a meeting for the Selectmen to set the Tax Rate.

NEW BUSINESS:

Warrant Articles: Selectman Young asked if they have the default? Town Administrator Hansen said she will work on that tomorrow morning, and they should have a number by tomorrow night.

Selectman Chivers asked if the Board would like to discuss the warrant article that he is proposing? Chair Brock said, yes. Selectman Chivers said the Town has authority to sell surplus land in Candia. Our Town Report shows Candia owns 72 parcels of land, and not all of which are serving a municipal purpose. Therefore, he proposes that they identify the parcels of land that are not serving a municipal purpose, auction them off next year and take the proceeds from that and they could dedicate it to a capital reserve account for the construction of a new Police Facility. He has a memo that goes over the numbers. Without being certain which properties the Town would like to dispose of, he has randomly selected some of the parcels that are totally unoccupied, or vacant and some are little random pieces of real estate scattered throughout Candia, and they have an aggregate assessed value of \$2,313,000. The Property taxes alone on that amount if you return it to private ownership is almost \$50,000 a year. If they could sell them for 1/3 of assessed value, it is almost \$800,000 that they could put into a Capital Reserve Account, dedicated to the new construction of the Police Department.

Selectman Chivers said he has been in touch with a company that specializes in selling municipal tax deeded properties and they will do it at no cost to the Town, because they charge a 10% buyers premium, in which the buyer pays for the service. This company is full service, as they will come in and draw a map using the property tax maps to identify each of these parcels, advertise it, conduct a sale and closing, issue the deeds and do all the labor work and it will be no cost, to the Town of Candia. They will not need a warrant article because the Selectman already have the authority to sell surplus land. However, they would need a warrant article authorizing the Selectmen to take the proceeds and place it into a Capital Reserve Account and dedicate it to a specific purpose. He urged the Board for his support on the proposed warrant article that he submitted and putting it out to vote. If it passes, then they can go to work on selling these properties. There is no point in trying to figure out which properties they should sell now and hiring an auctioneer, unless they receive the authority to put the money into this Capital Reserve Account for the Police Department.

Selectman Young asked if they need to establish that account first? Chair Brock said they already have that account. Selectman Young said, for the Police Department? Chair Brock said, yes. Selectman Young said just for the Police Department? Chair Brock said no, it is a Capital Reserve. Selectman Young said that is her question or where her comment comes in, as she thinks they might not get this passed, because it says specifically, for the Police Department only, and they do not have that fund established. Selectman Chivers said they can word that warrant article so that it establishes the Capital Reserve Account and then fund it to do this one. Selectman Chivers said he just wanted to make sure they would support the idea. Chair Brock said he liked the idea. Selectman Chivers read his proposed article he would like to add.

ARTICLE

To see if the Town will vote to direct the net proceeds from the sale of Town owned land be deposited in a Police Department Capital Reserve Fund to be established for the purpose of replacing the current police facility. Said fund to be expended under the authority of the Board of Selectmen.

Town Administrator Hansen said the warrant article that was requested by the Safety Facility Committee to add in, shows the DRA has specific RSA wording to establish it. The Board discussed how they should word it. Selectman Young said they used a lot of the money from their Capital Reserve Fund that is for everybody and went to the Police Department research, and why can't they put it back into the regular Capital Reserve Fund to get it back? They have already spent a few hundred thousand from that? Selectman Chivers said that is a separate issue. What he is trying to do is to allocate the proceeds from sales of the town owned property and to keep it simple. Chair Brock said, Selectman Young has a good point, and they need to find out if it means forever in selling town owner land or is it just this cycle? Selectman Chivers suggested talking to Town Counsel, to accomplish their goal of setting up the fund this year, as soon as it passes, and in selling the property this coming summer of 2025. Town Administrator said, it is because they are funding this Capital Reserve Fund with tax dollars, and he is doing it the sale of land. She said she will contact Town Counsel. Selectman Chivers asked the Board if they are in agreement that they will be putting in a warrant article with this intent? Chair Brock said yes, he is in agreement with it and likes it. Selectman Young said she does not know if they are taking a vote, but they have a Capital Reserve Fund that they have already taken from, for the Police Department, why don't they put it back into the Capital Reserve Fund? Why does it have to be for this? Selectman Chivers said, I see, so we could put all the proceeds into the Capital Reserve Funds. Chair Brock said they could still use it for the Police Department, they would just need to have a public hearing. Selectman Chivers said then why don't we do that, instead of setting up a Police Department Capital Reserve Fund and if they put it into the General. Town Administrator Hansen said, so you want to put it into that one, the Capital Reserve Fund? The Board verbally agreed.

Selectman Chivers said there is a warrant article for \$200,000 to go to the Capital Reserve Account, if this department is going to cost them \$800,000, that is four years they are going to have to keep putting money into that account, and that means we are going to pay for it in advance and will have four years of inflation that will be eating away the value of that in the meantime. Therefore, if they can put in a few hundred thousand dollars from the sale of town owned property, plus \$200,000 from this warrant article they might be able to go back to the people in this town and sell the bond again, because now they will have a big down payment. Selectman Chivers indicated they will need to change his proposed warrant article by taking out the Police Department Capital Reserve Fund and changing it to a Capital Improvement Fund and Town Administrator Hansen will have a discussion with Town Counsel if this will be for a limited time or forever.

Town Administrator Hansen said the Board and Department Heads will need to make an attempt to cut out \$119,036 from the 2025 Budget.

Ambulance: Town Administrator Hansen said they are allowed to pay for everything out of the revolving fund except for payroll. If the Budget Committee wants them to tap into that, they are only looking at \$30,000, and that would be zeroing out all the lines except for payroll. Selectman Young said the Budget Committee has asked to receive some data on when the Ambulance receives the most calls that occurred and the hours. Town Administrator Hansen said she will ask Captain Kelley for that information. Selectman Young said she believes the purpose for this information is to see if the hours with coverage there with two people is most effected. Chair Brock said that is not the Budget Committee's role. Selectman Moran said the idea of that is most of your volunteer people are not in town, therefore whether the call volume is there from 8am-6pm really doesn't matter if they don't have someone to respond. Town Administrator Hansen said she had left there thinking the Budget Committee needed cuts. If they needed follow up questions, she wishes that

they would have submitted them. Selectman Young said that is what the Budget Committee is looking at and they brought it down to a 5% increase instead of the 8%. She indicated that she had voted in the meeting like the Selectmen had requested. Selectman Dann said, but that was because the insurance and everything else that had bumped it way up. Discussion ensued.

Selectman Chivers pointed out some departments that could be cut, and he was told many of the ones he pointed out has specific requirements or purpose. Selectman Young said she is wondering if it might be helpful for them to find out how some these were set up, because they all seem to be struggling and guessing on what each is worded for. She asked the Town Administrator if she could provide them with that information. She questioned if they are allowed to add wages into that or rewrite that and vote on it again? Town Administrator Hansen said she was not sure about that. Selectman Young questioned the Police Revolving Fund, and said don't they take the wages out of that? Chief Shevlin said it is specific to equipment for the cruisers.

Selectman Chivers asked how they can resolve this, do they go to the Budget Committee and fight it out at the Deliberative Session? Town Administrator Hansen said they can do that, or they can make an attempt to. She came up with \$25,000 and that she did not have the bigger departments.

Road Agent Wuebbolt said he does not oppose at looking at his budget again to make some cuts. He does not agree with going into the Moore Highway Fund or going into the Highway Block Revolving Fund to find money, however if they do need to cut, he is not against it. He had thought from their last Budget Meeting that they were just giving them a notice and that they were going to let them know at the next meeting if they actually want the departments to cut or not. He said the Budget Committee told them to think about it, so he has not given his cuts yet. Selectman Young said, you don't think it's fair just to do it on all the departments as proportionate? Selectman Dann questioned what the Budget Committee asked for and how they came up with their number.

ACO: Town Administrator Hansen said the Budget Committee wants to see a reduction. Town Administrator Hansen said for the ACO. the Chief has not filled in that position for now. The department will be overseeing that for now and there are agencies they can call out to for assistance to cover for calls if needed. She will leave \$1 in this line for the time being, as they may want to hire an ACO in the future. Chief Shevlin explained how many times an ACO was called in the past and some of the resources or options that are available to use. He stated the ACO vehicle will be helpful for the Officers to use. Town Administrator Hansen said this amounts to \$5,330 they may cut.

Town Building: Town Administrator Hansen said the Budget Committee cut the \$10,000 they had in their line for the Town Hall building and were advised to use the Building Maintenance Fund. Selectman Moran said to level fund this from last year, and to take the \$10,000 extra out they had in that fund out.

Town Administrator Hansen suggested making the Town Report a PDF file on the website and to lower the amount to approximately 500 copies printed. Normally they print 1,700 to 2,000, and there are several copies left over. Discussion ensued.

Police: Selectman Chivers asked Chief Shevlin if there was anything else that could be lowered in his budget. Chief Shevlin said the training for his Officers is very important right now, and the requirements are increasing at the Academy, therefore he needs to ensure the officers are receiving their training. He mentioned that he does not know what the fuel charges will be going forward. Selectman Moran said the full-time officer wages are up considerably, but in order to fill these positions, they need the wages line to do it with, and in order to keep them. Discussion ensued.

Fire Department: No changes.

Road Agent: Road Agent Wuebbolt said he has cut the Asphalt Maintenance Rehabilitation Line, by taking out the 5% increase for inflation of only construction costs. It goes back to \$265,000 and amounts to \$13,250. He wants to keep the Tree Removal at \$18,000 and has to take \$4,000 out of the Tree Canopy instead. Chair Brock said the Tree Canopy is something they have wanted to accomplish for many years. This will put his budget at 2.6%.

Parks & Recreation: Selectman Young said they may take money from this fund. Town Administrator Hansen said she has taken out 10%, and it brings the total amount down by \$60,800.

Selectman Chivers said they have squeezed this budget as hard as they could and cannot give the Budget Committee 5%. Town Administrator Hansen revealed that the insurance went up by 20% in which they have no control over. Selectman Chivers said if they take the 20% insurance premium increase and add it to what they have sacrificed, they are very close to \$119,000 that the Budget Committee wants to see. They could have done it if they did not have an insurance premium increase. At this point he feels they should go back to the Budget Committee and defend this budget. Discussion ensued.

ARTICLE

To see if the town will vote to raise and appropriate the sum of Twenty-Five Thousand dollars (\$25,000) to the Candia Youth Athletic Association for the specific expenses of providing youth recreation programs to the children of Candia. Said expenses to be expended under the direction of the Candia Youth Athletic Association Board of Directors in accordance with the approved budgets. (Submitted by petition)
(Recommended by the Board of Selectmen by a vote of 5-0-0)

Motion: Selectmen Young made a motion to approve the above article as written. Selectman Moran seconded. All in favor. Motion carried by a vote of (5-0-0)

ARTICLE 2.

To see if the Town will vote to raise and appropriate as an Operating Budget, this operating budget warrant article does not include appropriations by special warrant articles and other appropriations vote separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling \$4,285,095. Should this article be defeated, the default budget shall be \$4,?44,354 which is the same as last year, with certain adjustments required by previous action of the Town of Candia or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of One Hundred Sixty-Five Thousand, One Hundred Fifty dollars (\$165,150) for the operating expenses of the Smyth Public Library. Funds are to be expended under the direction of the Smyth Public Library Association.

Motion: Selectmen Chivers made a motion to approve the sum of \$165,000 for the operating expenses of the Smyth Public Library. Selectman Moran seconded. All in favor. Motion carried by a vote of (5-0-0)

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Thirty Thousand Dollars (\$30,000) to be deposited into the existing Recycle Center Equipment and Capital Improvement Capital Reserve Fund under the provisions of RSA 35:1 adopted at the March 2017 Town Meeting, for the purpose of funding major capital improvements in the Recycling Center and the replacement of equipment used at the Center with the Selectmen appointed as agents.

Motion: Selectman Dann made a motion to approve the sum of \$30,000 for the Recycle Center Equipment and Capital Improvement Capital Reserve Fund under provisions of RSA 35:1. Seconded by Selectman Young. All in Favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of One Hundred Fifty Thousand Dollars (\$150,000) for Excess Winter Road Maintenance, these funds will not be used unless the operating winter maintenance funds are exhausted. This sum to come from the undesignated fund balance. No amount to be raised from taxation. This will be a non-transferable appropriation.

Motion: Selectman Chivers made a motion to approve the sum of \$150,000 for the Excess Winter Road Maintenance Fund. Seconded by Selectman Moran. All in Favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE

To see if the town will vote to raise and appropriate the sum of Two Hundred Thousand Dollars (\$200,000) for the reconstruction of North Road starting from Route 43 and heading West. Said funds to expended under the direction of the Board of Selectmen.

Motion: Selectman Moran made a motion to approve the sum of \$200,000 for the Reconstruction of North Road starting from Route 43 and heading West. Seconded by Selectman Chivers. All in Favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE

To see if the town will raise and appropriate the sum of One Hundred Fifty Thousand Dollars (\$150,000) for the reconstruction of Fieldstone Lane. Said funds to be expended under the direction of the Board of Selectmen.

Motion: Selectman Chivers made a motion to approve the sum of \$150,000 for the Reconstruction of Fieldstone Lane. Seconded by Selectman Moran. All in Favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Seventy-Five Thousand Dollars (\$75,000) to be deposited in the Fire Apparatus Capital Reserve Fund, established under RSA 35:1 at the March 1991 Town Meeting, for the future purchase of the fire apparatus and equipment with the Selectmen appointed as agents.

Motion: Selectman Chivers made a motion to approve the sum of \$75,000 to be deposited in the Fire Apparatus Capital Reserve Fund. Seconded by Chair Brock. Selectman Young abstained. Motion passed.

(Recommended by the Board of Selectmen by a vote of 4-0-1)

ARTICLE.

To see if the Town will vote to raise and appropriate the sum of Seventy-Five Thousand Dollars (\$75,000) to be deposited in the Fire Station Infrastructure and Grounds Capital Reserve Fund under the provisions of RSA 35:1 at the March 2017 Town Meeting, for the purpose of providing for major capital investments in the fire station building infrastructure and grounds to keep the building and property sound, functional and safe well into the future with the Selectmen appointed as agents.

Motion: Selectman Chivers made a motion to approve the sum of \$75,000 to be deposited in the Fire Infrastructure and Grounds Capital Reserve Fund. Seconded by Selectman Moran. Selectman Young abstained. Motion passed.

(Recommended by the Board of Selectmen by a vote of 4-0-1)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Twenty Thousand Dollars (\$20,000) to be placed in the existing Revaluation Capital Reserve Fund for the Future Revaluation of the municipality. Said funds to be expended under the direction of the Board of Selectmen.

Motion: Selectman Chivers made a motion to approve the sum of \$20,000 to be deposited in the Revaluation Capital Reserve Fund and the Future Revaluation of the Municipality. Seconded by Selectman Moran. All in favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

Selectman Young asked how many homes the Assessing Company went to visit for the revaluation. Town Administrator Hansen said she would find out.

To see if the Town will vote to raise and appropriate the sum of Four Thousand Dollars (\$4,000) for the operation and maintenance of the Fitts Museum. Said funds to be expended under the direction of the Trustees of the Fitts Museum. (By request of the Trustees of the Fitts Museum).

Motion: Chair Brock made a motion to approve the sum of \$4,000 to be deposited in the operation and maintenance of the Fitts Museum. Seconded by Selectman Young. All in favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE .

To see if the town will vote to raise and appropriate the sum of Ten Thousand Dollars (\$10,000) to be placed in the existing Town Office Building Maintenance Fund. Said funds to be expended under the direction of the Board of Selectmen.

Motion: Chair Brock made a motion to amend this to the sum of \$15,000 to be placed in the existing Town Office Building Maintenance Fund. Seconded by Selectman Young. All in favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Four Thousand Five Hundred Dollars (\$4,500) to be added to the Smyth Memorial Building Expendable Trust Fund previously established. Said funds to be expended under the direction of the Board of Selectman.

Motion: Selectman Chivers made a motion to amend this to the sum of \$4,500 to be added to the Smyth Memorial Building Expendable Trust Fund previously established. Seconded by Selectman Young. All in favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE. To see if the Town will vote, under the provisions of RSA 72:39-a & b, to Modify the Elderly Exemptions from the assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years, \$55,000; for a person 75 years of age up to 80 years, \$80,000; for a person 80 years of age or older, \$100,000. To qualify, the person must have been a New Hampshire resident for at least 3 consecutive years, own the real estate individually or jointly or if the real estate is owned by such person's spouse, they must have been married to each other for at least 5 consecutive years. In addition, the taxpayer must have a

net income of not more than \$50,000 for single or married, and who's net assets are not in excess of \$300,000 for single or married, excluding the value of the person's residence. (By request of the Board of Selectmen.)

Motion: Selectman Chivers made a motion to amend this to modify the Elderly Exemptions from the assessed value for qualified taxpayers as written. Seconded by Selectman Dann. All in favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

The following Articles were grouped together. Town Administrator Hansen stated the Child Advocacy will be separate. This is a resource that the Police use, therefore it will be in their budget because they know it will pass, and they can protect it.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Six Thousand Eight Hundred Seven Dollars (\$6,807) in support of the Rockingham County Community Action.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Four Thousand Dollars (\$4,000) in continuation of its support of the Visiting Nurse Association of Manchester and Southern New Hampshire.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Three Thousand Two Hundred Fifty Dollars (\$3,250) in continuation of its support of the American Red Cross.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Two Thousand One Hundred Dollars (\$2,100) in continuation of its support of the Rockingham County Nutrition and Meals on Wheels Program.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of One Thousand Four Hundred Dollars (\$1,400) in continuation of its support of Waypoint (formally Child and Family Services).

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of One Thousand Dollars (\$1,000) in continuation of its support of Big Brother/Big Sister.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of One Thousand Dollars (\$1,000) in continuation of its support of the CASA (Court Appointed Special Advocates for Children).

ARTICLE.

To see if the Town will vote to raise and appropriate the sum of One Thousand Dollars (\$1,000) in support of the Home Health and Hospice Care.

ARTICLE .

To see if the Town will vote to raise and appropriate the sum of Two Hundred Twenty-Five Dollars (\$225) in continuation of its support of the Retired and Senior Volunteer Program.

Motion: Selectman Moran made a motion to approve the 9 Charitable Articles as written. Seconded by Selectman Young. All in favor. Motion passed.

(Recommended by the Board of Selectmen by a vote of 5-0-0)

ARTICLE.

To see if the Town will vote to transfer the management and responsibility for the Lane Road/Crowley Road town-owned property (Map 414, Lot 151) to the Candia Conservation Commission, to be managed and controlled, in perpetuity, for the benefit and enjoyment of the residents, as part of the Candia Town Forests, in accordance with RSA 31:110 thru 31:113, at no additional cost to the Town. (By request of the Conservation Commission)

Dick Snow (resident) has submitted his warrant articles. Town Administrator Hansen said if the Selectmen do not agree with it, Mr. Snow may or may not submit the By Petition. Mr. Snow would like the Board to have a discussion for an equal value swap of the Town-owned Smyth Memorial Building Lot with the Church-owned "Granny Building" Lot. The Board agreed to table this.

ARTICLE.

To see if the Town will vote to transfer the management and responsibility for the recently donated Crowley Road town-owned property (Map 414, Lot 84) to the Candia Conservation Commission, to be managed and controlled, in perpetuity, for the benefit and enjoyment of the residents, in accordance with the terms of the bequest and named in the donor's name, as part of the Candia Town Forests, in accordance with RSA 31:110 thru 31:113, at no additional cost to the Town. (By request of the Conservation Commission.)

Mr. Snow spoke about the property listed for Map 414 Lot 84 that was donated to the Candia Conservation Commission.

Boston Post Cane - Recommendation: Town Administrator Hansen stated the last person to receive this award was resident Reggie Henshaw who has passed away. From the information she has been given, the next person to receive the Boston Post Cane award will go to Lena Jean Holt who is 98. The board agreed by a verbal consensus to award the Boston Post Cane to Lena Jean Holt. Town Administrator Hansen will find out where Ms. Holt is currently located, in order for the Selectmen to present her with the award.

SNHPC REP – Ron Laverdure: Ron Laverdure went before the Board and stated that he is the new nominated member of the SNHPC (Southern New Hampshire Planning Commission). He is looking to find a way to get closer to the residents and how can he be an asset to the Town. He asked how he can interact with them, what is the procedure and what is it that the Board is looking for? How can he be a better liaison between SNHPC and Candia? Chair Brock said these are good questions for the Planning Board. Selectman Chivers suggested that he reads Candia's Master Plan and advocate anything that it represents and in what is meaningful to this Town, and he may advocate on their behalf. Selectman Young said if he is looking to meet people, the Recycle Center is the place to go. Chair Brock said being familiar with the CIP (Capital Improvements Plan) is also very helpful.

There was a discussion regarding some past conversations about adding a sign at Exit 3, and Mr. Laverdure said he will need to find out how much weight the SNHPC has with the DOT (Department of Transportation) in order to have the sign installed at that location.

Mr. Laverdure said Candia's Four Corners Master Plan is also on the SNHPC plan and asked if there is something he could be helpful with. Selectman Brock said he believes the State has completed their initial surveys of Four Corners, and they will be coming back with a few options. Discussion ensued. Mr. Dick Snow said Mr. Laverdure is a good representative for the SNHPC.

OTHER BUSINESS:

Policy Update: Town Administrator Hansen stated our Policy states new employees are required to wait 90 days before they are paid for a holiday. The Board had a conversation and agreed this should be changed so there will not be a waiting period.

Motion: Chair Brock made a motion to update their Policy, all new employees will be paid for a holiday and there will not be a 90 day waiting period. Seconded by Selectman Moran. All in favor. Motion passed. (5-0-0)

Public Input: Ann Lacey (resident) went before the Board to talk about the 2024 Assessment/Revaluation and specifically for the land valuation increase. She said there was a market increase in the acre of land that a house sits on and the amount it has increased to, has nearly doubled. She feels this current acre evaluation amount is higher than her entire property assessment from last year. After performing a random check on other Candia properties, it seems like everyone was assessed the same and any additional acreage remained the same. She feels that the property owners that have modest homes or that are on less than 3 acres are being unduly burdened by this assessment. She tried to get a better understanding of it from the Town Administrator and Assessor, however she was left without answers. She may be way off on her interpretation of the assessment, but she hopes the Board will help her to understand why they approved this formula for the increase in land revaluation. She is willing to listen and learn and to pay her fair share of taxes.

Selectman Chivers said he does not think anyone on the Board can explain the math that goes into these assessments. That is determined by the DRA and the Bureau of Land and Tax Assessments. Ms. Lacey said, but this Board approved it. Chair Brock said, it has been determined that whether it is a one acre or three acre parcel, it still has a value because it has all the amenities for that house to exist. It really does not differentiate a one and three acre parcel. It is a lot, and it must sustain a home, therefore it has all of these characteristics and that is what the value is based on. If it is an acre, it could be the same as a three acre parcel value wise. Discussion ensued.

The Board encouraged Ms. Lacey to appeal it. Selectman Young said for her to appeal it, and the Board can do individual things for different reasons. Dick Snow (resident) said from what he is understanding is that Ms. Lacey believed that she had a problem and could not talk to the Board. The Board can have her come to a non-public meeting to address an abatement for her property, and it would be the appropriate way to address the concerns she has. Chair Brock said it is premature until the tax rate is set. Selectman Moran said it makes sense that the way it breaks down and the one acre is valued higher than the rest of the them. Ms. Lacey said all she only has is a drilled well. Selectman Moran said there is also a septic and driveway. Chair Brock said in order for that house to exist and for her to live in it, it has a certain value to it. Discussion ensued. Chair Brock encouraged Ms. Lacey to pursue it, after the tax rate has been set.

Calendar:

- There will be a Board of Selectman Meeting on Wed., December 4th, 2024, at the Town Hall, @ 5:00pm, to set the tax rate.
- The following Board of Selectman Meeting is scheduled for Mon., December 16th, 2024, at the Town Hall @ 6:30pm.

8:34 pm - Selectman Moran made a motion to adjourn the meeting. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of (5-0-0).

Linda Chandonnet
Recording Secretary