

LONDONDERRY TOWN COUNCIL MEETING MINUTES

September 9, 2019

The Town Council meeting was held in the Moose Hill Council Chambers, Town Hall, 268B Mammoth Road, Londonderry, NH.

Present: Chairman John Farrell; Vice-Chairman Joe Green; Councilor Tom Dolan, Jim Butler and Ted Combes; Town Manager Kevin Smith; Assistant Town Manager Lisa Drabik; Executive Assistant Kirby Brown

CALL TO ORDER

Chairman Farrell called the Town Council special meeting to order and led the Pledge of Allegiance. This was followed by a moment of silence for the tragic events that occurred on September 11, 2001 and for all of those who put their lives on the line to protect us every day.

PUBLIC COMMENT

Chairman Farrell opened up public comment. Farrell stated that the longtime Chairman of the Planning Board, Art Rugg, recently received the Raymond E. Closson Award. The award is presented annually in recognition of those volunteers in the southern New Hampshire region who have made significant contributions to the community and regional planning. Chairman Farrell stated that Rugg has been on the Planning Board for about twenty years now. The Council congratulated Rugg on his achievement.

Chairman Farrell invited up Tax Collector Erin Newnan who appointed Allison Guthrie as her deputy for the town. The Council congratulated Guthrie.

Chairman Farrell invited up Rick Brideau, town Assessor, to give a brief update on the reevaluation of the community. See attached Powerpoint.

Fire Chief Darren O'Brien gave a quick update regarding the events that took place in town over the weekend with a local fire. Chief O'Brien mentioned that one of the firefighters had a little injury to his shoulder. He is out being assessed. O'Brien stated that the cause of the fire was either a laptop or some kind of battery charging. Chief O'Brien stated that a lot of the batteries people buy on amazon are from China not knowing where they are

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37 coming from or anything about them. Chief O'Brien stated on another note, on August 28th
38 the communication system was moved over to the newer part of Central Fire Station and
39 shortly after all the crews and equipment were moved over. They are beginning the
40 renovation of the older part of the station. O'Brien stated that the project will hopefully be
41 finished come February.

NEW BUSINESS

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45 Chairman Farrell stated that he is going to move around on the agenda. Town Manager
46 Smith presented an amendment to the Woodmont Common development agreement. Smith
47 stated that it is a first amendment to the existing agreement between the town and
48 Woodmont Commons. By way of background, the original development agreement, it lays
49 out use of sewer for the Woodmont development, it does so in very broad terms and it
50 doesn't give numbers to specific sewer capacity and how the credits will be awarded, etc.
51 This first amendment lays out the terms of how much capacity does exist going forward
52 for how much Woodmont can use at the Derry Wastewater plant. Also, it spells out how
53 credits will be awards to Woodmont Commons going forward as they layout their sewer
54 infrastructure. The Council agreed on the amendments to the agreement.

PUBLIC HEARING

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59 Motion to open public hearing made by Vice Chairman Green and second by Councilor
60 Dolan. Chair votes 5-0-0.

61
62 Chairman Farrell introduced Ordinance #2019-04 which is an amendment to the Zoning
63 Ordinance relative to the rezoning of map 28, 4-1,5,6,9,10,10C-1, 10C-3, 10C-4, 10L-3,
64 10L-4, 10L-5,11,12,14 and 14-9. Town Planner Colleen Mailloux presented. Ted
65 Kitchens, Airport Director was present as well for questions. The airport had requested
66 the rezoning. The Planning Board recommends the Council to approve the rezoning.

67
68 Betsy McKinney, 3 Leelynn Circle, asked if there was a plan to build a hotel at some
69 point and lease the land. Ted Kitchens, Airport Director, stated that there is interest in the
70 parcel and it would be consistent with the uses that are allowed underneath the gateway
71 parcel. Kitchens stated that the FAA does require the airport to lease the land and it does
72 not allow to sell the land. Kitchens stated that a hotel is an allowable use. McKinney
73 stated that she would like to see a copy of the airport Master Plan.

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Motion to approve ordinance #2019-04 made by Councilor Dolan and second by Councilor Combes. Chair votes 5-0-0.

APPOINTMENTS/RE-APPOINTMENTS

Chairman Farrell stated that there is an opening on the Airport Authority. Eddie Leon, 7 Preserve Drive, and owner of La Caretta, stepped forward. The Council thanked Leon for his interest in the position. There were no questions. Motion to appoint Eddie Leon to the Manchester Airport Authority made by Vice Chairman Green and second by Councilor Dolan. Chair votes 5-0-0.

OLD BUSINESS

NONE

APPROVAL OF MINUTES

Motion to approve Town Council minutes from August 19, 2019 made by Councilor Dolan and second by Vice Chairman Green and. Chair votes 5-0-0.

TOWN MANAGER REPORT

Town Manager Smith stated that something that had gone under the radar is our former Cemetery Sexton Kent Allen retired and the person who stepped into his spot is one of our Firefighter Lt., Bo Butler. Bo is not getting compensated for this and didn't want any recognition but it's something he has taken on during his own time and own free will, volunteered to do this for the town. Smith stated that we used to contract out for all urn burials in town. Bo has taken upon himself to do the urn burials himself so that a family doing an urn burial no longer has to pay for those services. Bo is doing this all himself and it has been well received by the families doing those services. Smith stated that he wanted to give Bo a proper shout out .

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ADJOURNMENT

- 109
- 110
- 111 Motion to adjourn made by Councilor Dolan and seconded by Councilor Combes. Chair
- 112 votes 5-0-0.
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|-----|---------------------|--------------|------------------|
| 114 | Notes and Tapes by: | Kirby Brown | Date: 09/09/2019 |
| 115 | Minutes Typed by: | Kirby Brown | Date: 09/12/2019 |
| 116 | Approved by: | Town Council | Date: 09/16/2019 |

**TOWN OF
LONDONDERRY, NH
—
ASSESSING
DEPARTMENT**



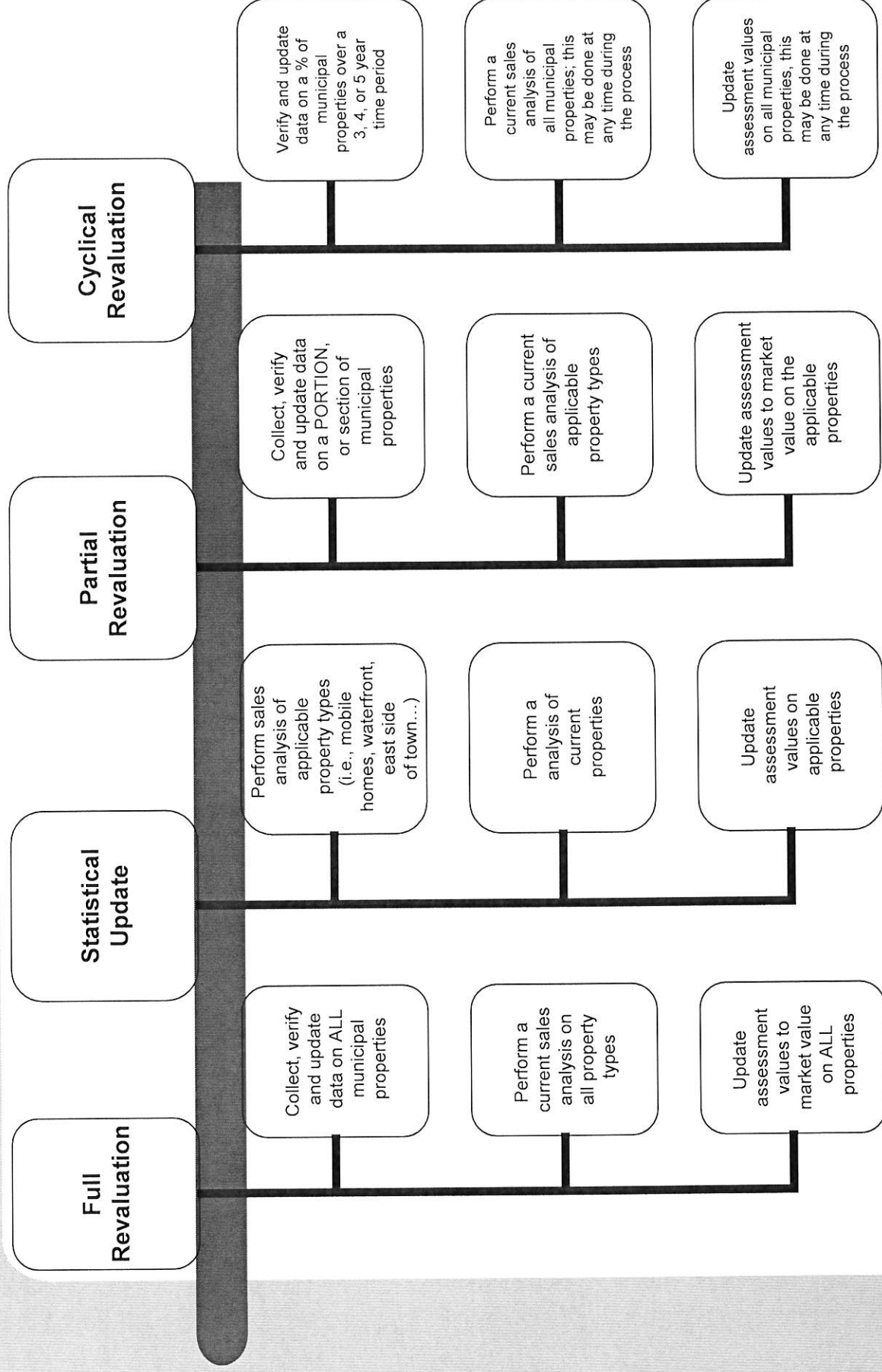
Why an Update

- Equity – The market is forever changing. Every property is not affected equally. Fair market value is affected by a number of factors including:
 - Property class (residential, commercial, industrial)
 - Property location
 - Property desirability
 - Market supply and demand

Types of Revaluations

- Full Revaluation
- Partial Revaluation
- Cyclical Revaluation
- Statistical Update

Steps in a Revaluation



Understanding the Process

- The Assessor's Duties
- Tax Rate Calculation
- Assessment Ratio
- Coefficient of Dispersion – COD
- Why do we need a Update?
- What's next?

The Assessor's Duties

- The Assessor is responsible for determining the market value of all real property in accordance to the State of New Hampshire property tax laws. (RSA 75:8-a)

75:8-a Five-Year Valuation. –

The assessors and/or selectmen shall reappraise all real estate within the municipality so that the assessments are at full and true value at least as often as every fifth year, beginning with the later of either of the following:

- I. The first year a municipality's assessments were reviewed by the commissioner of the department of revenue administration pursuant to RSA 21-J:3, XXVI and the municipality's assessments were determined to be in accordance with RSA 75:1; or
- II. The municipality conducted a full revaluation monitored by the department of revenue administration pursuant to RSA 21-J:11, II, provided that the full revaluation was effective on or after April 1, 1999. **Source.** 2001, 158:54. 2003, 307:11. 2005, 119:1, eff. June 15, 2005.

- The Assessor is the Municipality's real estate appraiser

Tax Rate Calculation

- Portion of Budget funded by the Property Tax (approved by voters) divided by the Town's Taxable Value equals the Tax Rate.

$$\text{Municipality Budget} / \text{Taxable Property Value} = \text{Tax Rate}$$

Assessment Ratio

- Percentage difference between the assessment and selling price.

Assessment / Selling Price = Ratio

\$207,500 / \$250,000 = 83%

\$426,000 / \$600,000 = 71%

Average Assessment Ratio = 77%

State property tax law requires a revaluation/update every five (5) years, and an assessment-to-sale price ratio more than 90%, but less than 110%.

What is the Equalization Ratio

- The equalization ratio indicates the relationship between assessed value and market value. This ratio is determined for each municipality every year by the New Hampshire Department of Revenue Administration, through a study of the qualified sales that occurred within the municipality during the previous year. The equalization ratios are usually made public early the following year.

Importance of Sales

- Only use “arms-length” or market sales
- Verify all property data for accuracy
- Must reflect value of April 1

Recommendation

- Update values to reflect value of 4/1/2019