

**Organization Meeting:** Election Chair, vice-chair.

**Public hearing on Legion lot/Turbocam:: RSA 41:14-a**

**Phil Auger SELT:** Any remaining questions

**Decision on dates for starting 41:14-a for Falzone property (probably after Planning Board finishes subdivision) & RFP for Design Build**

**Budget Implementation including COLA and steps for those entitled to a step.**

***Will the board vote a top of scale discretionary bonus of ½ the difference another step would make?***

**Fire Salaries:** Two matters: **Full time:** The difference in pay for full time is the advanced EMT that is going to 17 is an additional 30 cents based upon dropping steps as grade change. Police Officers are grade 18. Current scale is 14, same as Administrative Assistants. We have had a third full-time fire fighter resign to take a position in another department. We would like to have the right range to advertise for a new hire. ***Is the Board supportive of regrading the full-time firefighters from 14 to 16 (17 for advanced EMT)?***

**Second question:** Is the Board to proceed with the new pay structure for call firefighters?

**Building Permit with sprinkler system for upstairs in Fire Station. Total estimated cost has gone up but is still under \$10,000 of which about 40% encumbered in 2018.**

**Sale of lots on Berry River/Long Shore:** I suggest making them all available, but pair those that are abutting each other as one bid. **Does the Board wish to proceed notifying abutters and advertising the lots for sale?**

**Audit preparation:** According to the email spreadsheet Cory sent January 3, 2019 the balance at the end of 2017 that the Conservation Commission owed to the General Fund was \$95,282 after accounting for what the Town owed Conservation (\$128,736 for 75% of LUCT collected in 2017, which payment was then made in 2018). The \$95,282 appears in the 2017 audit report as Schedule A due to other funds under Conservation. My understanding from your spreadsheets this traces back to the beginning balance you had from 2014 when you began as our auditor. I have since contacted our prior auditor, Roberts and Greene, obtained their worksheets and this number after adjustments traces back before they began in 2011. We are unable to verify the source of their beginning balance. It would not appear to be from unpaid or overpaid LUCT payments. It is my conclusion that one of two things happened. 1. The Town made a payment for the Conservation Fund and were not reimbursed; or 2 the payment was made from the Conservation Fund but was not recorded as such in the town records. I am unable to verify which of these two is more likely. The Town currently owes the Conservation Fund \$86,070 for 75% of LUCT collected in 2018. We have not yet made that payment while we try to clarify this situation. Since this involves internal town balances and no outside agency or business, my plan is to see if the Select Board and Conservation Commission can agree upon a number to clear this balance. ***What does the Board wish to do?***

**Information:**

**General Accounting Standard Board (GASB) # 75:** Seven years or so ago the Board decided that it was not worth paying an actuary \$9,000 to get a number on the balance sheet to comply with GASB 45. We regularly have taken a note to our audit that we have not done so. Things will change with the next audit. Our auditor notes: "GASB 45 has been superseded by GASB 75, which is applicable for the first time for the 2018 audit. As far as its importance I would say it depends. If the Town wants an unmodified opinion for all of its opinion units then it would need to comply with GASB 75 and have an actuarial valuation performed. It would seem preferable to report all unmodified opinions, but it does cost to have the study performed. I am not aware of any instances where a Town was affected in bonding or other borrowings for not being in compliance with this standard. Also, because it is an implicit liability it is not something the Town would need to fund or put money away for. "

Another part of GASB 75 will start including the town's portion of the State Retirement System's underfunded system, which will be in \$4,000,000 range over which the Town has no control nor any immediate need to pay as it has been and will continue to be part of the rate over the next 20 years.

Many other towns did not immediately comply with GASB if there nothing more than the implicit difference in health insurance rates based upon retirees. I have contacted our Health Carrier to investigate cost of doing it now as I am told the costs have come down substantially since the last time I looked. I will let you know what that cost will be so Board can revisit the issue before we do our 2018 audit (May).

**Bonding.** I see no reason to bond for the New Town Hall until at least the July 2020 bond sale. The Town should give serious consideration to going with a bank note instead of a bond or if the Library passes, combining with the Library sale to reduce borrowing overhead costs. The Town Hall could start before then given the Capital Reserve. It could even wait until the December 2020 sale. The main reason is to not have bond repayment overlap with rental payment on building.

**Solar:** When the assessing update (revaluation) is done this year, the way solar is assessed will change. Previously, it has been difficult for assessors to assign a value to the solar equipment, so it hasn't added to the assessed value at all. Recently, assessors across the state have started putting a dollar value on solar equipment since they, now, have better data to drive those decisions. It is our assessor's expectation that during the revaluation process solar equipment will be added to property values. Barrington (along with 144 communities) has a passed the optional solar exemption. In most communities the exemption covers all added assessed value of a residential solar assessment. In Barrington, the exemption is a flat amount at \$5,000 off the total assessed value. My suggestion is that next year the Town go to Town Meeting to get the solar exemption changed to market value of the added improvement up to an amount that covers most residential property but does not cover large solar commercial projects. Most of the 144 communities that adopted Solar exemption did so for the added value on residential.