

**APPROVED 08/20/2009**

The Board's meeting was called to order at 6:10 PM in the basement meeting room at the Fremont Town Hall by Selectman Gates. Present were Selectmen Greta St. Germain, Brett Hunter and Donald Gates Jr; and Selectmen's Clerk Jeanne Nygren.

The Selectmen started at 6:15 PM with the work session on the personnel policy. St. Germain had proposed to use the one provided by the Local Government Center she received at a training session and to just adopt it to fit the Town of Fremont needs. Hunter said this also would be his suggestion and Gates also agreed as this plan came from the Local Government Center. St. Germain felt this proposed plan was more in depth than the draft one provided. St. Germain will provide copies at their next meeting to start making adjustments to conform for the Town of Fremont policies. The Selectmen spoke what other agencies do with PTO days and only one week can be carried over. They went through policies at companies they had previously worked for in the past. St. Germain asked about the blocks of time if someone taking 3 weeks at one time would be a reasonable request. Hunter and Gates thought 3 weeks was reasonable and anything over that amount need prior approval. Hunter again stated to make the LGC policy to fit Fremont and maybe tweak the few areas as necessary. St. Germain asked if the Town has a mission statement or an ethics policy and she also asked what the current mileage rate was. The answer of \$.44 per mile is reimbursable. She asked if the Town employees on salary can put in for mileage. She questioned the liability issue. Gates said the liability is still here because we don't supply a Town vehicle for usage. She also asked if spending on a regular basis has a dollar amount before policy is established on jobs being put out to bid as competitive bidding might save money for the Town in today's economy.

At 7:05 pm Chief Richard Butler came into the meeting. Butler stated there is a committee to start to look at replacing tanker 5. He also stated there is a CPR recertification for FRD on August 19, 2009 at 7:00 PM. Butler left the meeting at 7:20 pm.

**OLD BUSINESS**

A motion to approval of minutes for 23 July 2009 was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0. A motion to approve the sealed minutes of non-public session for 23 July 2009 was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

A conversation regarding the Dead/hazardous trees on North Road Scenic road, and the highway statute was entertained. Hunter asked why can't the utility company take care of topping them off and we only have to deal with the rest of them. St. Germain read that she thought nothing can be done unless there is a Public Hearing. She asked if this needed also to be put out to bid in order to find out costs for the removal of these trees and with the economy what it is today that competitive bidding is in the best interest of the Town. Gates also thought this a good idea. Both Hunter and St. Germain said few trees have been dead for years and there is one big pine tree that is on the power lines. Hunter thought it is in the vicinity of 13 trees involved. The Selectmen feel that it would be good to get other prices. Hunter feels more opinion and input as to whether they are hazards at all needs to be investigated. Gates feels maybe just have a public hearing to post to have them taken down and what the cost might be. Hunter suggested contacting the power company to trim tops and maybe get their input. Gates wanted to schedule a public hearing.

Hunter feels in the future that the Department of Revenue Administration should be at the deliberative session to explain the assessing dilemma and the need to vote for the Town to use the monies that have been appropriated for revaluation in 2010.

**NEW BUSINESS**

A motion to approve the payroll manifest \$24,097.24 was made by Hunter, seconded by St. Germain for current week dated 07 August 2009. The vote was unanimous 3-0. A motion to approve the accounts payable manifest \$14,963.13 for current week dated 07 August 2009 was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

It is noted for the record that Selectmen and Carlson signed the accounts payable manifest as per the approval process on non-meeting weeks. This manifest totaled \$26,027.42 and was dated 31 July 2009. The Board also reviewed and signed a payroll manifest dated 07/30/09 in the amount of \$1,201.29 for payout of accrued leave time. A motion to approve the previously signed accounts payable \$26,027.42 by Hunter, seconded by St. Germain. A motion to approve the previously signed payroll manifest for \$1,201.29 was made by Hunter, seconded by St. Germain.

A motion to sign the Intent to Cut for Emma Rankin at 522 Beede Hill Road on parcel 06-001 was made by Hunter, seconded by St. German. The vote was unanimous 3-0.

A motion to sign the Intent to Excavate 2009/2010 for Martin Ferwerda on Map 3, 002 was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

Gates and Hunter signed the timesheet for Town Administrator.

In the folder of incoming correspondence was an estimate and proposal for future financial audits from the Auditor Paul Mercier. St. Germain questioned if there were any questions by him that proper documentation is not being used by departments as she has cited in the past the highway receipts that have been submitted for payment.

A letter was read by Selectman Hunter from Bob Larson, which was received today stating that the Town of Fremont has been awarded \$8,000.00 funding from Greenhouse Gas Emissions Reduction Fund. This is contingent upon approval of Governor Lynch and the Executive Council that meet on September 23, 2009.

The Building Inspector, Health Officer, Mosquito Control Proposal and Audit Proposal budgets were provided to the Selectmen for review. One question on how the cost of living or how wages should be presented to the Selectmen was entertained. St. Germain said she already has her opinion on this situation. Hunter asked is this going to be a step plus the cost of living increase. Gates said it has in the past and he feels maybe it should be done on performance. He felt all departments be looked at to cut back on hours because the revenue is not there. Hunter suggested maybe cutting the work week by a day might help the situation.

Abatements processed by Assessor reviewed by the Selectmen:

Stephen J & Elizabeth T. Carder                      910 Main Street                      Map 2-127

Subject is an Antique style home on a 5.00 acre parcel. Reason for request is that the applicant removed an in ground pool in September of 2007 and believes the item should not have been reflected in the 2008 property assessment. Property was inspected and some physical data errors were determined. In addition to removing a guinite pool, it was necessary to add a second kitchen for an in law apartment. No other changes were appropriate. After adjustments the assessment decreased \$12,100 from \$382,500 to \$370,400 and it is recommended that an abatement in the amount of \$272.98 be granted.

A motion to approve the abatement was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

Remi Janzegers Rev. Trust                      928/932 Main Street                      Map 2-126

Subject is a commercial service garage with a detached residential building in the rear on a 2.54 acre parcel. Reason for request is the applicant's belief that the assessment of the residential building, card #2, increased excessively in 2008 because of a 2 story addition that is not finished and has no utilities. Property was inspected and the physical data was verified. An adjustment for unfinished area had been applied to the building previously but based on the inspection adjustments were necessary to the physical description, including actual year built and sketch labeling. The commercial garage building, card #1, had errors in the sketch measurements and physical description, and adjustments were determined to be appropriate. After adjustments the total assessment increased \$1,500 from \$336,200 to \$337,700 and it is recommended that the abatement be denied.

A motion to deny the abatement was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

Walter H. Rowland                      55 Gristmill Road                      Map 2-173.008

Subject is a colonial style home on a 2.51 acre parcel. Reason for request is the applicant's belief that the assessment is disproportionate based on real estate market activity in the area in the last two years. Applicant provided MLS listing of recent sale properties as evidence. Property was inspected and it was determined some adjustments to the sketch area were appropriate. With consideration for the Town's assessment ratio the assessment increased \$3,700 from \$405,900 to \$409,600 and it is recommended that the abatement be denied.

A motion to deny the abatement was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

Karl & Christine Frederickson                      43 Brown Brook Circle                      Map 020-010

Subject is a colonial style home on a 2.00 acre parcel. Reason for request is the applicant's belief that the assessment is excessive based on the economic environment of the past three years and that the value of the subject has decreased. Property was inspected and some discrepancies in the building description were determined including a measurement error. A review of comparable sale properties shows the assessment to be in line. After adjustments the assessment decreased \$13,200 from \$373,200 to \$360,000 and it is recommended that an abatement in the amount of \$279.97 be granted.

A motion to approve the abatement was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

Philip A. Hamel                      9 Rowe Drive                      Map 3-096

Subject is a colonial style home on a .65 acre parcel. Reason for request is that the finished basement area has been removed and the applicant believes the assessment should be adjusted. Property was inspected and it was determined that the finished area in the basement had been dismantled in late 2007 after a series of floods. An adjustment to the sketch area was determined to be appropriate. With the exception of the basement; the building description is accurate and no other changes are recommended. After an adjustment the assessment decreased \$2,600 from \$232,500 to \$229,900 and it is recommended that an abatement in the amount of \$58.66 be granted.

A motion to approve the abatement was made by Hunter, seconded by St. Germain. The vote was unanimous 3-0.

