

**TOWN OF ALLENSTOWN**  
**Selectboard Meeting Minutes**  
**TOWN HALL**  
**16 School Street**  
**Allenstown, NH 03285**

**December 5, 2022**

**Call to Order**

The Allenstown Selectboard special meeting of December 5, 2022 was called to order by Chair McDonald at 6:07 pm.

Chair McDonald called for the Pledge of Allegiance.

**Roll Call**

Present on the Board: Chair Scott McDonald, Maureen Higham, Jim Rodger, Keith Klawes

Allenstown staff: Derik Goodine, Town Administrator, Ron Adinolfo

Excused: Sandy McKenney

Other: Evan Roberge, Avitar

**REGULAR AGENDA**

- **Tax Rate Setting**

Mr. Goodine provided and explained the tax rate raw data.

He said the total municipal amount was 3.2, the county was 906 and he believes it was 875 last year. The school net \$10,297,231 but then they had money from the state both for the new building and other funds for state aid.

Mr. Goodine said that \$5.4 million is roughly the local education tax which is about a million dollars reduced because it other would have been \$6.5 million.

He said at the end, they will see the valuation of \$511,685,811. For those watching from home, this is based on sales in their community of similar homes.

Chair McDonald said the real estate bubble will burst as it always does and it is cyclical. If it does burst next year, he asks how long will it take for the tax payers to have a reassessment.

Mr. Roberge said that is up to the town. He said it is typical to not have to do a reassessment more than once for every five years but if the Town wanted to they could. Mr. Goodine said that he is not sure the bubble bursting will be as big of a deal in Allenstown than other places. He said in the end, the tax rate is lower in comparison than Pembroke at least for this year.

He said its not just the valuation but the voters did vote for a brand new school and in combination with that vote, there was a loss of state subsidy for education which is now in this tax rate. He said easily, it was going to increase. He said it was obvious they were headed to a pretty sizeable education related tax rate increase.

Mr. Goodine said that \$19.50 is what he suggests setting the tax rate at and he leaves it to the Board to ask additional questions.

Mr. Klawes said he doesn't understand why they charge taxes to buy back taxes. Mr. Goodine said they didn't charge, but reduced the amount. They use the Unassigned Fund Balance as much as they can and they have that for cash flow issues.

Mr. Klawes asked if a commercial property that is worth \$1 million – are they paying the \$19.50 tax rate also. Mr. Roberge said yes, unless they have an exemption but the only one that has an exemption is the new senior living center.

Mr. Roberge said that the people that challenge the Town and actually get an abatement is low.

Mr. Klawes asked when you see a big jump in a valuation like that, what do you see for taxes being paid vs. not paid. Mr. Roberge said there may indeed be people that can't afford it. Mr. Goodine said they will absolutely have to keep an eye on the Town's cash flow but for some people, their Escrow will be adjusted.

Mr. Goodine said that the Board will need to sign the paperwork on Hello Sign so they can get the tax bills out in the mail.

Chair McDonald said it is a pretty good tax rate considering with everything that has happened this year and recommends that they approve it.

Mr. Klawes made a Motion to approve a property tax commitment of \$9,965,616 with the tax rate at \$19.50. Ms. Higham seconded the Motion.

A roll call was taken.

Scott McDonald, Aye  
Maureen Higham- Aye  
Jim Rodger- Aye  
Keith Klawes- Aye

The motion passed.

Mr. Klawes said he is fully against buying back taxes and they should look hard into next budget season of not paying taxes to buy them back.

Chair McDonald said their revenue sources will look much more structured next year than they do this year.

- **Approve Actual Purchase Amounts for Ice Rink Storage and Warming Hut**

Chair McDonald said he thought the amount they were asking for around \$10,000 for everything. The items they would like to purchase is a snow blower and a warming hut (storage container). Mr. Goodine said the new snow blower would cut down on the maintenance and get the snow off of the rink. They would be on separate purchase orders.

Mr. Adinolfo explained the benefit for the equipment they are requesting monies for include the warming hut- which would also serve to store the equipment.

Chair McDonald said Granite State Storage used to have storage containers for sale, but now they are leased.

- **Non-Public Agenda Items**

**Non-Public Session in accordance with the provisions of RSA 91-A:3, II (c)**

Chair McDonald made a Motion that they enter Non-Public Session in accordance with the provisions RSA 91-A:3, II (b) at 6:56 pm. Mr. Klawes seconded the Motion.

A roll call was taken.

Scott McDonald, Aye  
Maureen Higham- Aye  
Jim Rodger- Aye  
Keith Klawes- Aye

The motion passed unanimously.

Chair McDonald made a Motion to return to public session 7:30 pm. Mr. Klawes seconded the Motion.

A roll call was taken.

Scott McDonald, Aye

Maureen Higham- Aye  
Jim Rodger- Aye  
Keith Klawes- Aye

The motion passed unanimously.

Made a Motion to

Mr. Goodine said they discussed elderly exemption Warrant Article in order to increase those exemption amounts as follows: \$20,000 to \$40,000 for 65-74 years in age; For ages 75-79 to go from \$30,000 to \$60,000 and for \$80,000 plus, \$50,000 to \$80,000.

Ms. Higham made a Motion to increase the exemption amounts as follows: \$20,000 to \$40,000 for 65-74 years in age; For ages 75-79 to go from \$30,000 to \$60,000 and for \$80,000 plus, \$50,000 to \$80,000. Mr. Klawes seconded the Motion.

Scott McDonald, Aye  
Maureen Higham- Aye  
Jim Rodger- Aye  
Keith Klawes- Aye

The motion passed unanimously.

Ms. Higham made a Motion to adjourn at 7:34 pm. Chair McDonald seconded the Motion.






A roll call was taken.

Scott McDonald- Aye  
Maureen Higham- Aye  
Jim Rodger- Aye  
Sandy McKenney- Aye  
Keith Klawes- Aye

The motion passed unanimously.

**TOWN OF ALLENSTOWN**  
**Selectboard Meeting Minutes**  
**16 School Street**  
**Allenstown, New Hampshire 03275**  
**December 5, 2022**

**SIGNATURE PAGE**

Original Approval:		
		
SCOTT MCDONALD, Chair	DATE	
		
SANDY MCKENNEY, Vice Chair	DATE	
		
MAUREEN HIGHAM, Member	DATE	
		
KEITH KLAUES, Member	DATE	
		
JIM RODGER, Member	DATE	
Amendment Approvals:		
Amendment Description:	Approval:	Date:
	SCOTT MCDONALD, Chair	DATE
	SANDY MCKENNEY, Vice Chair	DATE
	MAUREEN HIGHAM, Member	DATE
	KEITH KLAUES, Member	DATE
	JIM RODGER, Member	DATE

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## Document History



**04 / 26 / 2023**  
16:52:54 UTC

Sent for signature to Scott McDonald (smcdonald@allenstownnh.gov), Sandra McKenney (smckenney@allenstownnh.gov), Maureen Higham (mhigham@allenstownnh.gov), Keith Klawes (kklawes@allenstownnh.gov) and Jim Rodger (jrodger@allenstownnh.gov) from vanaya@allenstownnh.gov  
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**04 / 26 / 2023**  
17:11:56 UTC

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**04 / 26 / 2023**  
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**04 / 26 / 2023**  
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**04 / 28 / 2023**  
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**04 / 29 / 2023**  
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**05 / 01 / 2023**  
19:01:55 UTC

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**05 / 02 / 2023**

02:03:26 UTC

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