

# Memo

**To:** Berlin City Council  
**From:** Jim Wheeler, City Manager  
**Date:** 03-19-2018  
**Re:** City Manager's Report

1. The Hillside Avenue Bridge was bid and the results were as follows:

Ray's Electric - \$624,115.54  
Coleman Const. -\$732,330.50

The construction estimate for the project was \$553,853. The City's share of eligible costs is 20%. The higher than estimated bid will result in additional City funds in the amount of approximately \$15,000.

2. Responses to requests for qualifications for the EMS Integrations Study, City Hall Elevator and Snow Melt Feasibility are due this week on the 21<sup>st</sup>.
3. We received the executed deed for the Beth Israel Cemetery this week. It will be sent to the Registry of Deeds making the transaction complete. The cemetery will be under the supervision of the Cemetery Trustees.
4. NH HB1381 relative to Utility valuation was expected to come up for a floor vote last week but did not given that the House was not able to stay on schedule. It is not expected to come up on Wednesday the 21<sup>st</sup> when it is expected to be tabled. This will open the door for HB 324 which has been amended to go to a Study Commission. That amendment is attached.
5. The Milan Planning Board voted to approve a subdivision on the west side of East Side River Road in Milan on airport property. The property transaction between the BAA and Mr. Bob Chapman is planned for next week.
6. Eric Grenier of HEB Engineers, Inc. and Marcel Leveille evaluated the airport's runway in its mid-winter frost heaving stage. This gave a better idea of the problem areas. Some cracks that were 2"-3" in separation prior to heaving stages are now 4"-6" in some sections. There is a meeting scheduled at the airport for April 6th at 1:00 pm on the Runway Capital Improvement Project. Carol Niewola of NHDOT Bureau of Aeronautics, Eric of HEB Engineers, Inc. and airport staff will be in attendance.
7. DOT has amended its rules regarding Class E Airspace at the Berlin Airport. The amendment takes into consideration the addition of a localizer performance with vertical guidance function (LPV) to Runway 18. LPV offers the most accurate satellite technology to obtain aviation position. An LPV approach can get a pilot down to a mere 200-foot to 250-foot decision altitude. The benefit is that this makes it possible for aircraft to land at runways in very low visibility.

8. A workshop on "Effective Public Meetings and the Right to Know" will be held Thursday, April 5, 2018, Room 102 from 6:00 p.m. to 8:00 p.m. at the White Mountains Community College. All City Boards and Committees have been invited and we hope they will take advantage of having this training opportunity in Berlin.
9. PWD Statistics are attached.

## Jim Wheeler

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**From:** Michael Perreault  
**Sent:** Monday, March 19, 2018 2:02 PM  
**To:** Jim Wheeler  
**Subject:** FW: Hillside Ave. Bridge

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**From:** Jason Ross [mailto:jross@hebengineers.com]  
**Sent:** Monday, March 19, 2018 10:37 AM  
**To:** Michael Perreault <mperreault@berlinnh.gov>  
**Subject:** Hillside Ave. Bridge

Mike,

Here is a summary of the project cost for your budgeting purposes:

(Participating Items)	<u>Estimate</u>	<u>Bid Price</u>
Construction Cost	\$548,067.00	\$616,965.54 <i>(must be approved by NHDOT)</i>
NHDOT 80% Share	\$438,453.60	\$493,572.51
<b>City 20% Share</b>	<b>\$109,613.40</b>	<b>\$123,393.13</b>
(Non-Participating Items)		
<b>City 100% Share</b>	<b>\$ 5,786.00</b>	<b>\$ 7,150.00</b>
<b>Construction Cost (City)</b>	<b>\$115,399.40</b>	<b>\$130,543.13</b>

<u>Engineering, Permitting, Bidding</u>	<u>\$82,611 <i>(previously approved/billed)</i></u>
NHDOT 80% Share	\$66,088.80
<b>City 20% Share</b>	<b>\$16,522.20</b>

Estimated Construction Admin. Fee	\$35,000 <i>(must be approved by NHDOT)</i>
<u>Estimated Project Closeout Fee</u>	<u>\$5,000 <i>(must be approved by NHDOT)</i></u>
NHDOT 80% Share	\$32,000
<b>City 20% Share</b>	<b>\$8,000</b>

Please let me know if you have any questions or if you need any more information.

**Jason C. Ross, PE**  
Senior Structural Engineer

**HEB Engineers, Inc.**  
**Civil | Structural | Survey**  
New Hampshire (603) 356-6936 • Maine (207) 803-8265  
[jross@hebengineers.com](mailto:jross@hebengineers.com) • [www.hebengineers.com](http://www.hebengineers.com)

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Amendment to HB 324

1 Amend the title of the bill by replacing it with the following:

2  
3 AN ACT establishing a commission to study utility property valuation and recommend  
4 legislation to reform the current system of taxing utility property in New Hampshire.  
5

6 Amend the bill by replacing all after the enacting clause with the following:

7  
8 1 New Section; Commission to Study Utility Property Valuation. Amend RSA 72 by inserting  
9 after section 12-d the following new section:

10 72:12-e Commission Established; Utility Property Valuation.

11 I. There is established a commission to study utility property valuation and recommend  
12 legislation to reform the current system of taxing utility property in New Hampshire.

13 II. The commission shall be composed of 11 members, as follows:

14 (a) Two representatives of New Hampshire utility companies, one from an electric  
15 utility and one from a water or gas utility, appointed by the chairperson of the house science,  
16 technology and energy committee.

17 (b) One representative of New Hampshire municipalities, appointed by the New  
18 Hampshire Municipal Association.

19 (c) One representative from the department of revenue administration, appointed by  
20 the commissioner.

21 (d) One representative of certified municipal assessing officials, appointed by the New  
22 Hampshire Association of Assessing Officials.

23 (e) One retired member of the judiciary with experience in mediation and/or utility  
24 property valuation, appointed by the governor, or, in the absence of an able and willing retired  
25 judge, a retired member of the public utilities commission, appointed by the governor.

26 (f) Two members of the assessing standards board, consisting of the chairperson of the  
27 board, or his or her designee, and a member appointed by the board.

28 (g) Two members of the house of representatives appointed by the speaker of the house  
29 of representatives, one of whom is a member of the ways and means committee and one of whom is  
30 a member of the science, technology and energy committee, with each from a different major  
31 political party.

32 (h) One member of the senate, appointed by the president of the senate.

33 III. Legislative members of the commission shall receive mileage at the legislative rate



1 when attending to the duties of the commission.

2 IV. The commission shall:

3 (a) Consider defects in the current system of utility property valuation, including the  
4 use of different appraisal approaches or methodologies by different municipal assessing authorities,  
5 the disparate valuation of comparable utility property in different towns throughout the state, and  
6 the costs and other inefficiencies involved in litigating disputes over valuation between  
7 municipalities and utilities.

8 (b) Recommend legislation to reform the current system of municipal taxation of utility  
9 property, guided by the principles and recommendations unanimously adopted by the assessing  
10 standards board on February 16, 2018, intended to make the state's system of utility property  
11 valuation more consistent across municipalities and yet still reflective of the full and fair market  
12 value of utility property in each municipality, to the extent reasonably possible.

13 (c) Consider, among other factors it deems relevant, the following questions:

14 (1) Whether the "unit" method or some other uniform statewide method of valuing  
15 utility property would yield fairer and more consistent results than the present system of municipal  
16 valuation under RSA 75:1.

17 (2) What valuation approach or combination of approaches is most likely to yield  
18 valuation results that are both consistent across municipalities and reflective of the full and fair  
19 market value of utility property in each municipality. In considering this question, the commission  
20 shall also consider whether different approaches or methods are best suited for valuing different  
21 classes of utility property, or whether a single one of the following valuation approaches or methods  
22 can be expected to produce results that are both consistent and reflective of fair market value across  
23 various municipalities and classes of utility property:

24 (A) The "modified net book value" cost approach as described in proposed  
25 amendment 2017-2515h;

26 (B) Another cost approach, such as but not limited to "reproduction cost new  
27 less depreciation;"

28 (C) A market or sales approach;

29 (D) An income approach;

30 (E) An approach that combines 2 or more of the above; or

31 (F) Some other alternative approach.

32 (3) Whether the department of revenue administration would require additional  
33 resources in order to effectively, fairly, and consistently appraise and value various kinds of utility  
34 property located in municipalities throughout New Hampshire, if tasked with appraising and  
35 valuing utility property throughout the state for purposes of local property taxation.

36 (4) What appeal process should be available to a utility or municipality that believes  
37 a valuation made by the department of revenue administration or any other appraising agency has

**Amendment to HB 324**

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1 not resulted in a fair market valuation of specified utility property.

2 (d) Exclude from its deliberations all generation and Federal Energy Regulatory  
3 Commission (FERC) regulated transmission properties.

4 V. The first meeting of the commission shall be called by the first-named house member,  
5 who shall serve as chairperson of the commission. The commission shall meet as often as necessary  
6 but no less often than monthly, and shall hear testimony from both stakeholder witnesses and from  
7 independent utility property valuation experts with experience in other states. Six members shall  
8 constitute a quorum.

9 VI. The commission shall receive assistance from the support staff of the house and senate  
10 ways and means committees, and the house science, technology and energy committee.

11 VII. The commission shall report its findings and any recommendations for proposed  
12 legislation to the speaker of the house of representatives, the president of the senate, the house  
13 clerk, the senate clerk, the governor, and the state library on or before November 1, 2018.

14 2 Prospective Repeal. RSA 72:12-e, relative to the commission to study utility property  
15 valuation, is repealed.

16 3 Effective Date.

17 I. Section 2 of this act shall take effect November 1, 2018.

18 II. The remainder of this act shall take effect upon its passage.

**Amendment to HB 324**  
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2018-1070h

**AMENDED ANALYSIS**

This bill establishes a commission to study utility property valuation and recommend legislation to reform the current system of taxing utility property in New Hampshire.

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<a href="#">Contact</a>	John Fornito, Operations Support Group, Eastern Service Center, Federal Aviation Administration, 1701 Columbia Av, College Park, GA 30337; telephone (404) 305-6364.
<a href="#">Summary</a>	This action amends Class E airspace at Berlin, NH, due to the addition of a localizer performance with vertical guidance function (LPV) to runway 18 being created for Berlin Regional Airport (formerly Berlin Municipal Airport). This action also updates the geographic coordinates of the airport to coincide with the FAA's aeronautical database.
<a href="#">Agency Names</a>	DEPARTMENT OF TRANSPORTATION Federal Aviation Administration
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<a href="#">CFR Associated Subjects</a>	Airspace; Incorporation by Reference and Navigation (air)
<a href="#">Docket Numbers</a>	Docket No. FAA-2017-0848, Airspace Docket No. 13-ANE-2
<a href="#">FR Doc Number</a>	2018-04569

Document in Context

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City Owned Property Service Requests												
City Hall	64	53	7	3	4							
Recreation Dept.	18	20	7	2	5							
Library	9	9	3	1	2							
Fire Dept.	7	9	1	1	0							
Schools	7	8	1	1	0							
Parks/Fields/Other City owned	68	76	4	4	0							