

TOWN OF RAYMOND
401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

**BOARD OF SELECTMEN
MINUTES**

Tuesday, May 16, 2006

Members present: Betty McDermott, Chairman; Mark Gendron; Dana Desjardins; Lonnie Taylor; and Mike Reynolds.

Members absent: None

Staff present: Don Willard, Town Manager; Michael O'Donnell, Contract Assessor; John Rand and Elizabeth Algeo, Comprehensive Plan Committee.

Others present: Marcia Corradini

- 1) Call to order. Betty McDermott called the meeting to order at 7:00 pm at the Town Office.
- 2) Minutes of previous meetings:
 - a) May 2, 2006.

MOTION: Mike Reynolds motioned to approve the minutes as written. Seconded by Dana Desjardins.

Correction: Mr. Gendron asked that on page 2 under discussion after the motion to replace "push" with "encourage".

VOTE: Unanimous 5-0

- 3) New business.
 - a) Certificates of community appreciation.
 - Kevin Mack – Mrs. McDermott announced that Cpl. Mack couldn't attend but read the certificate to be presented to him.
 - Marcia Corradini – Mrs. McDermott awarded Mrs. Corradini a certificate of appreciation for her work on the Town Office/ Library Building Committee and the Comprehensive Plan Implementation Committee.
 - b) Consideration of 2005 supplements and abatements – Michael O'Donnell, Contract Assessor.

DISCUSSION: Mr. O'Donnell asked to speak about some basic items of protocol before he submitted the abatements/supplements. He said he was working towards running an efficient assessing office. His goal was to improve public relations in the office. He noted that the Vision Appraisal system was new to him, but he was learning how the Vision software runs and how they valued Raymond's properties.

He added that the abatements have been waiting for a long time, some since November and the time frame has expired. He wanted to go ahead with them before he continued the regular assessing work. The commitment date is a factor because abatements have to be done within the year. He noted there were twenty-seven tonight and are the easy ones; about 25 are not too difficult and will be submitted at their next meeting; about 100 are difficult representing a fair amount of value to the town. The administrative abatements tonight include two supplements. He said he wouldn't mix the two categories again because they are handled separately. He wanted the Selectmen to be informed and for the difficult abatements he suggested having a workshop before the voting meeting. He would like to present the administrative abatements in two weeks and then have a workshop for the next round. There will be some which will take time to study and make decisions. The way that they deliver the answer to those abatements, especially for those who aren't going to see a change, is critical. He recommended signing the presented list if they agree or each of the Selectmen sign one copy. He didn't feel that these first abatements were a problem because they are of minimum difficulty.

Year	Map/Lot	Owner	Comments	Value	Taxes
2005	PP# T0013P	Tom's RV Service	Abate-Business closed prior to 04-01-05	\$1,247	\$11.59
2005	PP# L0010P	Lennox, Bill & Linda	Abate- Camper excised	\$8,500	\$79.05
2005	PP# G0004P	GE Capital Modular	Abate- Equipment removed in April 2004	\$3,308	\$30.76
2005	PP# A0004P	Allen Family, LLC	Abate- Portion of personal property excised	\$15,000	\$139.50
2005	PP# H0002P	Hasler, Inc	Abate- Corrected depreciation	\$2,022	\$18.80
2005	47/20 K0870R	Knights, David & Tammy	Abate- Homestead Exemption reinstated	\$13,000	\$120.90
2005	18/01 P1340R	Plummer, John & Gayle	Abate- Homestead Exemption reinstated	\$13,000	\$120.90
2005	46/53 S1212R	ST. Joseph's College	Abate- Literary Exemption reinstated	\$15,300	\$142.29
2005	40/16 J0325R	Johnson, Ernest	Abate- Homestead Exemption reinstated	\$13,000	\$120.90
2005	15/19 B3001R	Benson, Grant Et. Al.	Abate- Common area already ass'd to Assn.	\$232,200	\$2,159.46
2005	15/66 M1000R	May, Marilyn Et. Al.	Abate-Adjusted Building Value	\$26,300	\$244.59
2005	52/21 R1299R	Rowe, Charlotte	Abate- Applied consistent use factor to parcel	\$26,800	\$249.24
2005	54/63 L1415R	Lowe, Paul	Abate- Applied consistent use factor to parcel	\$49,600	\$461.28
2005	54/64 L1400R	Lowe, Edmund	Abate- Applied consistent use factor to parcel	\$50,100	\$465.93
2005	74/14 P0280R	Parker, William & Grace	Abate- Applied consistent use factor to parcel	\$28,400	\$264.12
2005	27/06 C0685R	Carr, Sean & Suzanne	Abate- Corrected acreage	\$4,900	\$45.57
2005	22/31 P1330R	Plummer, James	Abate- Applied consistent use factor to parcel	\$38,800	\$360.84
2005	41/110 T0640R	Tillman, Timothy Estate	Abate- Old camp absolutely worthless	\$43,100	\$400.83
2005	55/31 A0090R	Accousti, Anthony	Abate- Combined with 55/32	\$91,300	\$849.09
2005	52/020/J71	Shute, Michael S1080R	Abate- Adjusted Boat Slip valuation level	\$9,600	\$89.28
2005	41/11 G0566R	Gartley, Marcia	Abate- Adjusted building valuation	\$6,500	\$60.45
2005	15-57 A0280R	Agawam Council	Abate- Corrected land size	\$58,100	\$540.33
2005	41/12 A0640R	Anderson Family Trust	Abate- Adjusted building valuation	\$4,800	\$44.64
2005	50/21	Raymond Village Church	Supplement- Parsonage wasn't taxed	\$101,200	\$941.16
2005	55/32	Accousti, Anthony	Supplement- Added acreage from 55/31	\$55,500	\$516.15

2005	73/06	Colson, Gerald	Abatement Denied No Change. See letter-	\$0	\$0
2005	34/20	Young, Phyllis	Abatement Denied – Insufficient evidence	\$0	\$0

MOTION: Mark Gendron motioned to approve the 25 abatements and 2 supplements as appear on the list. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

DISCUSSION: Mr. O’Donnell noted that each taxpayer would get a letter with the description of the application and the results. For now he was putting off the regular assessing work in order to get the abatements finished. He felt that work could be done later by the O’Donnell’s staff.

c) Executive Session as authorized under Title 1 M.R.S.A.§405(6)(F)

“Discussion of confidential records” to consider the 2006 High School Graduate Scholarships – Louise Lester, Town Clerk

MOTION: Mike Reynolds motioned to go into Executive Session. Seconded by Dana Desjardins.

VOTE: Unanimous 5-0

RECESS: Betty McDermott recessed the meeting at 8:05 pm.

MOTION: Dana Desjardins motioned to come out of executive session. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

REOPEN MEETING: Betty McDermott reopened the meeting at 8:45 pm.

MOTION: Lonnie Taylor motioned to approve the following scholarship amounts and recipients: Collins-Day \$1,500; Carleton E. Edwards \$1,000; George E. Wood \$500; Alva Clough \$500. Seven candidates will get \$500 each. Collins-Day \$500 to Brittney Moore; Collins-Day \$500 to Kyle Nunley; Collins-Day \$500 to Everett Reichert; Carleton E. Edwards \$500 to Kayla Harding; Carleton E. Edwards \$500 to Jennifer Larocque; George E. Wood \$500 to Joshua Leeman; and Alva Clough \$500 to Kristin Varney. He noted there were 14 applicants who were all very good. Seconded by Dana Desjardins.

VOTE: Unanimous 5-0

DISCUSSION: Mrs. McDermott concurred that it had been a very hard job to decide who would be getting the scholarships.

d) Consideration of One Raymond Committee recommendations – Mark Gendron Co-chair.

DISCUSSION: Mr. Gendron noted that after the last One Raymond meeting the committee would like to recommend expanding the board by three citizen members. He also requested some financing for the Conservation Commission mapping. A coworker of Hugh Coxe, Judy Colby George, could do the work which will cost about \$3,000. This money could come from the unexpended 2005-2006 payroll budget. He added that

Mr. Desjardins would discuss future mapping for the town. Mr. Willard explained there was a balance of \$7,000 through June 30, 2006, because of the recent restructuring of the town office staff.

MOTION: Mark Gendron motioned to allocate \$3,000 to be used by the Raymond Conservation Commission to further their task for their Open Space Plan. Seconded by Mike Reynolds.

DISCUSSION: Mr. Rand brought handouts showing their progress to date and communicated what it was. He said they would probably take most of the summer off as usual and allow Mr. Coxe time to produce the maps. There are multiple layers of mapping and this is just one part. This would give us a certain level of efficiency. He said he would like to bring the map(s) in an informal public hearing venue to inform the public of what Raymond's natural resources are.

Mr. Gendron asked him to explain about their work in getting pass through easements for the public to get from one piece of land to another. Mr. Rand noted multi use trails are important and have developed criteria for scoring their level of use for certain trails and areas for public use.

Mr. Desjardins asked about working farmland designation. Mrs. Algeo said they were in a draft stage of designating lands which produce an agriculture product. Mr. Rand noted that producing lands which are in the State agriculture tax program would rank higher than those agriculture areas which aren't a reported State area. Those lands, which are kept open, but not producing are also ranked though lower than the others. He announced that their last meeting would be May 30 before the summer recess.

Mr. Desjardins reported at the One Raymond Committee that the GIS was a tool for the whole town including school and town buildings, road maintenance and other town assets. Jim Thomas attended the last One Raymond meeting because of his expertise in GIS, assessing and how it all works together. Mr. Thomas recommended things we should or could do for Raymond with GIS. Mr. Desjardins felt that Raymond should hire someone like Mr. Thomas for one year and monitor how much work he does for each department which would give us a base for how much we should plan for this work annually. Mr. Desjardins said that Kevin Woodbrey recommended Mr. Thomas and felt that the GIS work could be done by outsourcing and free up some of Mr. Woodbrey's time for other things. Mr. Willard reiterated that the idea was to sole source to Mr. Thomas for a fact-finding year to see exactly what Raymond needs for GIS time. Mr. Desjardins felt that after a year's work with Mr. Thomas, we would know more about how we should write an RFP for the future. Mr. Gendron noted that O'Donnell's had worked with Mr. Thomas before. He felt a need assessment was necessary from the departments which need GIS. This would give us our core needs. Mr. Willard felt through negotiation he could come to a marketable price with Mr. Thomas. Mrs. McDermott added that the Cemetery Committee was planning to work with Mrs. Trepanier this year to map the cemeteries. Mr. Reynolds felt that they needed to know how much funding was available because he didn't feel there was much in the 2006-2007 budget. Mr. Willard felt that he could have a department needs assessment ready for the next One Raymond meeting on June 8th at 7:00 pm at the Public Safety Building. Mr. Willard felt there was some breathing room now before a decision had to be made. Mr. Rand didn't feel that the milfoil program would need much work but would be willing to

update and help Mr. Thomas in his work. Mr. Desjardin felt no action would be coming until more information is known. Mr. Willard could speak with Mr. Thomas about pricing and put it on the next regular Selectmen's meeting in June.

VOTE: Unanimous 5-0

MOTION: Mark Gendron motioned to expand the One Raymond Committee by three citizen members. Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

4) Old Unfinished Business. None

5) Town Manager Report and Communications.

a. Public Works Director, Nathan White will be providing a brief overview of roadwork planned for this construction season.

DISCUSSION: Mr. White gave a handout of what is being done with the final part of the bond which includes the work on Route 121 in partnership with the State. The remainder of the 2004 bond is \$410,000. He read the plan for this year. Mr. Gendron clarified that the Webbs Mills Road (Rt. 85) job was not a part of this bond, but the Meadow Road (Rt. 121) was. Mr. Willard noted that there aren't any State funds for local roads. They will only work on State roads if the town pays a sizeable share. Mr. Reynolds noted the reason for the amount of work, which has been done, is less than originally expected because materials have increased dramatically in price. Mr. White said that 1 mile costs about \$100,000, but Cape Road was 1.6 miles and was \$110,000 for asphalt and reclaiming. This year asphalt is \$10 more per ton. North Raymond Road will be 3.6 miles and if done this year will save over \$50,000 mostly because of the increase in material cost. Mr. White said he would give Mr. Reynolds a comparison of what a mile of road cost over the last three years. He said the last part of Cape Road needs to be done this year before it deteriorates further. Mr. Willard noted that the bond was not the end of our road repairs but only a way to get some done. Mr. White indicated that this year's work would keep the Cape Road and possibly North Raymond Road good for a number of years. Mr. Gendron felt that the erosion problems from last year were not anticipated to be as bad as they were.

b. 2005 Annual Report

Mr. Willard announced that the town reports were available at the Town Office, Clough's Store, the Library, Sunset Variety, and Hill Top Market.

c. Municipal election

Mr. Willard announced that the 2006 Municipal Election would be Friday, May 19, 2006 from 7:00 am to 8:00 pm at the Jordan Small Middle School gymnasium.

d. Annual Town Meeting

Mr. Willard announced that the 2006 Annual Town Meeting would be Saturday, May 20, 2006 at 10:00 am at the Jordan Small Middle School gymnasium. Mrs. McDermott noted that the Village Library staff would be selling lunch.

6) Fiscal Warrants – Payroll and Appropriation Warrants – May 16, 2006.

MOTION: Mark Gendron motioned to approve the payroll warrant in the amount of \$43,008.99. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

MOTION: Mark Gendron motioned to approve the treasurer's warrant in the amount of \$1,849,727.26. He informed them that \$1,800,000 went into a money market account and reflected collected taxes. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

7) Adjournment.

MOTION: Dana Desjardins motioned to adjourn. Seconded by Lonnie Taylor.

VOTE: Unanimous 5-0

ADJOURNMENT: Betty McDermott adjourned the meeting at 8:51 pm.

Louise H. Lester
Town Clerk