

Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071  
207-655-4742

Selectmen Meeting Minutes  
Tuesday, July 20, 2004

Members present: Betty McDermott, Chairman; Chris McClellan; and Mike Reynolds

Staff present: Don Willard, Town Manager; Nathan White, Public Works Director; and Amanda Simpson, Assessors' Assistant.

Others present: None

1. Call to order. Betty McDermott opened the meeting at 7:00 pm at the Town Office.

2. Consideration of previous minutes dated July 6, 2004.

MOTION: Chris motioned to table until the next meeting when there will be a quorum. Mr. Reynolds was not present at the last meeting. Seconded by Betty McDermott.

VOTE: Unanimous.

3. Pavement Management Condition Survey – Discussion and consideration of project bid award – Nathan White, Public Works Director.

DISCUSSION: Nathan White reported that there was only one bidder on the pavement management system but felt that Milone & McBroom will do a good job. Mr. Willard explained that he had checked references with Brewer and our town planner, Bob Faunce. Both references were good. He continued that Ada Brown asked if we should go back out to another bid. Mr. Willard asked some of the companies he expected to hear from and they said they didn't bid because of the short turn around time. Mr. Willard asked Tom Gorrill of Gorrill Palmer Engineering if another RFP was in order. Mr. Gorrill said that Raymond might only save 2 or 3 thousand dollars by going back out to bid and lose that amount of time.

MOTION: Chris McClellan motioned to hire Milone & McBroom. Seconded by Mike Reynolds.

VOTE: Unanimous.

4. Request for Bids 2004 Backhoe Loader - Nathan White, Public Works Director.

DISCUSSION: Mr. White asked to go to bid for a new loader. He said that the old one has over 40,000 hours and it is having continued problems. Bid specs are included in the Selectmen's packages. The present loader was new in 1997, which had been traded for the 1995, which was then showing wear. This will be a lease/purchase sale. Both Caterpillar & John Deere have this program. Mr. White explained that the dealers go by the average auction price for the trade in vehicle which should be about \$25,000.

MOTION: Chris McClellan motioned to approve the request to accept bids. Seconded by Mike Reynolds.

VOTE: Unanimous.

5. Kevin Dacey Appeal of Abatement Denial to Cumberland County Commissioner's Office.

DISCUSSION: Mr. Willard said that he thought that Amanda Simpson would be here to explain this work. Mr. Willard announced that the Cumberland County Commissioners would hear Mr. Dacey's appeal on August 11, 2004 at 3:00 pm at the Raymond town office. The Selectmen who voted on the original appeal are invited to attend and the other Selectmen are welcomed as well. Ms. Simpson will attend to represent the Selectmen but they should attend in order to answer any questions. Mr. Willard related that Ms. Simpson said this was the only appeal filed this year.

Additional discussion after Ms. Simpson joined the meeting.

Ms. Simpson explained that the Selectmen denied the appeal due to insufficient information. Mr. Dacey appealed to the Cumberland County Commissioners in March. The assessing office just learned about this two weeks ago because the Cumberland County Commissioners collect all appeals and hear them during the summer. Mr. Dacey has owned this land for years but has never been billed for it because it was overlooked probably because it is abutting a piece he owns in Casco. Mr. Dacey feels that this assessment is too high but he only gave his Casco assessment as defending information, which doesn't apply to Raymond. Mrs. Simpson said that she agreed to lower the assessment by 50%, which he refuted. She said she would represent the Selectmen as a technical assistant. Mrs. McDermott clarified that this lot is in the neighborhood known as "the mountain" rather than North Raymond. If the Commissioners deny his appeal then Mr. Dacey could go to Superior Court for a judgment.

Ms. Simpson suggested that the next annual town meeting create an ordinance for a Board of Assessor's Review. This would leave the appeal process in the town rather than going outside to the County Commissioners. Mrs. McDermott noted that she appreciated the County Commissioner's participation in this process because it's one thing that the town gets from the county.

6. Approval of Supplemental Commitment 2003, #5 - Assessors' Agent Amanda Simpson, CMA, AICP.

a. 03-06, Map 65, Lot 9, Sergio R. Perez. 31 Island Cove Road

Mr. Willard explained that the house was complete as of April 1<sup>st</sup> which was not picked up for this year's assessment and this represents the additional value being assessed.

Additional discussion after Ms. Simpson joined the meeting.

Ms. Simpson said that the Perez house is now being valued as 100% complete, an increase of \$51,550.

NOTE: Mr. Reynolds suggested waiting a little while to see if Ms. Simpson arrives.

b. 03-07, Map 11, Lot 41 M.S. Hancock Inc. Webbs Mills Road near Heidi Way

MS Hancock Inc. for tree growth value. Ms. Simpson explained that this land was split out through a subdivision and in order to keep the remaining lot it requires a 3-acre house lot included. This home site involves 1.09 acres to be taken from the tree growth area. \$3,959.00 supplement value.

MOTION: Chris motioned to accept the supplements that Ms. Simpson requested of 03-06 Sergio R. Perez and 03-07 M.S. Hancock, Inc. Seconded by Mike Reynolds.

VOTE: Unanimous.

7. Approval of Abatement 2003 #4 – Assessor’s Agent Amanda Simpson, CMA, AICP.

a. 03-18, Map 17, Lot 42 Archie L. Tripp

Mrs. Simpson explained that on Map 17, Lot 42 Mr. Tripp was incorrectly being taxed on 23 acres instead of 11 acres. She said that he would be abated for this tax year an amount of \$8,000 with the tax value of \$142.00. Mr. Reynolds asked what will happen about the previous years. Ms. Simpson replied that he could apply for two previous years. This appeal was administrative.

b. 03-19, Recreational Vehicle personal property tax - William P. Lennox

Ms. Simpson explained that Mr. Lennox proved that he had paid excise tax on his RV and therefore shouldn't be taxed as personal property. Abatement of \$16,900 value with a tax of \$299.98 to be abated.

NOTE: Ms. Simpson said that this year there would be a full review of RV's at Kokatosi Campground and Indian Point Campground in order to update the files.

MOTION: Mike Reynolds motioned to approve the abatements of 03-18 and 03-19.

Seconded by Chris McClellan.

VOTE: Unanimous.

#### Farwell Subdivision

Mrs. Simpson reported that a draft report is expected on the dumpsite near the Farwell Subdivision. She praised the work being done by the engineers.

#### Revaluation Report

Ms. Simpson said that the revaluation was proceeding well. She said that she was getting a few calls a week about visitations but no real complaints. Mr. Willard noted that Vision

seems to be the company of choice around Maine. Ms. Simpson said that a reviewer will be in who will look at some of the valuations for quality control. She added that before the end of their work representatives of Vision would review every lot. She said that she has been working with Elisa to update our tax maps. Mr. Reynolds asked when the taxes will show the results of the revaluation. Mrs. Simpson said the commitment for the 2005-2006 tax year. She apologized for being late for this meeting.

8. Communications and other business.

a. GIS Grant from Maine Library and Information Program for \$5,000 has been awarded to Raymond for the GIS's digital mapping program.

b. Mrs. McClellan thanked Mrs. Lester for helping with her report from the MMWAC annual meeting. She corrected the report where the amount of MMWAC's reserve account should have been \$5,000,000.

c. Post Office/Roadrunner

Mr. Reynolds asked if anything more was learned about the reimbursement to the town for the July Roadrunners which were not delivered. Mr. Willard said that he is asking for full reimbursement and that the postal route would get another issue delivered. Mr. Reynolds said that people on that route are now concerned whether they are getting all their mail delivered. He was disappointed because that issue had photographs of the Vision employees who will be visiting residents and had consternation that many people didn't get that information.

d. Sheri Gagnon Park dog problem.

Mrs. McDermott reported that Don Alexander said that the dog problem seems to be abating at the ball fields. The signs are still up. He continued that there are some people who are now visiting Raymond Beach with their dogs early in the morning but he hadn't seen any during the day. He said that there were "No Dogs" signs posted at the beach.

9. Review and authorize Treasurer's Warrants dated: a.) June 30, 2004; and

b.) July 20, 2004.

MOTION: Mike Reynolds motioned to approve the Payroll warrant in the amount of \$39,639.64. Seconded by Betty McDermott.

VOTE: Unanimous

MOTION: Mike Reynolds motioned to approve the July 20, 2004 Treasurer's warrant in the amount \$100,985.18. Seconded by Betty McDermott.

VOTE: Unanimous

MOTION: Mike Reynolds motioned to approve the June 30, 2004 Treasurer's warrant in the amount of \$37,415.44. Seconded by Betty McDermott.

VOTE: Unanimous.

Mr. Willard said that the fiscal year as of June 30, 2004 should be finalized very soon with all accounts covered. Mr. Reynolds asked about the overage in the bulky waste budget. Mr. Willard said that it goes up every year and possibly there should be a policy change for that account but said that it was covered for last year. Mrs. Lester explained that the commercial waste was 1) paid for by the commercial hauler, 2) if the hauler was working for a Raymond resident, the resident could ask for a day pass, which the town would cover, or 3) the Raymond resident could get a day pass to take their refuse to the site using a borrowed vehicle.

e. Adjourn.

MOTION: Chris McClellan motioned to adjourn. Seconded by Mike Reynolds.

VOTE: Unanimous.

ADJOURNMENT: Mrs. McDermott adjourned the meeting at 7:50 pm.

Louise H. Lester  
Town Clerk