

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742

**BOARD OF SELECTMEN
MINUTES**

Tuesday, February 7, 2006

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

Members absent: Betty McDermott

Staff present: Don Willard, Town Manager; Amanda Simpson, Assessor's Agent; and Denis Morse, Fire Chief

Others present: Wayne Holmquist, Charles Miller, Frank Dexter, Carl Packer, Charles Leavitt, Mark Acker, Greg Foster, Davis Van Winkle, Barry Holmes, Jean Carter and others.

- 1) Call to order. Mike Reynolds called the meeting to order at 7:00 pm at the Town Office.
- 2) Minutes of previous meetings dated January 17, 2006.

MOTION: Dana Desjardins motioned to approve the minutes of January 17, 2006. Seconded by Mark Gendron.

VOTE: 3 favor (Desjardins, Gendron, Taylor) 1 abstention (Reynolds)

- 3) New business.

- a. Certificate of Appreciation – Annual Rabies Clinic – Jim Stephenson, DVM, Jordan Bay Animal Hospital.

DISCUSSION: Mr. Reynolds announced the presentation and read the Certificate of Appreciation for Jordan Bay Animal Hospital because of their help with our annual Rabies clinics.

MOTION: Mike Reynolds motioned to approve the awarding of this certificate. Seconded Mark Gendron.

VOTE: Unanimous 4-0

- b. Consideration of 2005 supplements and abatements – Amanda Simpson, Assessors' Agent.

DISCUSSION: Ms. Simpson presented the next series of abatements AB 05-64 Map 17, Lot 9; AB 05-65 Map 78, Lot 52; AB 05-66 Map 44, Lot 17; AB 05- 67B Map 3, Lot 36;

AB 05-67D Map 63, Lot 3; AB 05-68 Map 41, Lot 46; AB 05-68A Map 41, Lot 55; AB 05-68B Map 42, Lot 42; AB 05-68C Map 41, Lot 101 which total \$2,586.65. To date supplements total \$6,794.58 and accrued abatements including tonight's total \$20,038.11. Mr. Desjardins questioned AB 05-65 concerning waterfront in Casco. Ms. Simpson replied that Raymond assessed the land which is not in Raymond.

MOTION: Mark Gendron read the abatement numbers for a motion to approve.
Seconded by Lonnie Taylor.

DISCUSSION: There was a question on the Sanborn property valuation AB 05-64. Ms. Simpson said that this was a change in items on the valuation which is figured by the system. She said that if an inside visit is requested it can be done through the Assessing Office. Mr. Reynolds said the Selectmen were voting to approve the abatements presented tonight. Mr. Van Winkle questioned AB 05-67B and AB 05-67D concerning the Luthur Gulick Camps. Ms. Simpson replied that there wouldn't be a change because the classification for Tree Growth was correct and the lots were assessed correctly.

VOTE: Unanimous 4-0

NOTE: The Selectmen signed the abatements.

- c. Vision Appraisal Technology Revaluation - request to consider rejection or modification – Wayne R. Holmquist, 42 Meadow Road.

DISCUSSION: Mr. Reynolds said he had attended the meeting with Vision Appraisal and asked that this meeting be held to the facts. Mr. Holmquist felt that the town has made a mistake in this instance. He suggested three solutions: throw out the work and start again; use current methodology and current employees to review and revise; or if the Vision work is kept he would like a professional appraiser oversee it. Mr. Holmquist felt that his being a real estate investor, real estate broker, and a teacher of real estate courses has given him insight into this matter. He questioned the validity of Vision's break down and suggested the values be put into three categories: land, housing and total value. He said there were only 50 parcels of land valued over \$1 million, 221 over \$½ million, 375 over \$400,000 and down, and 1,127 over \$100,000. There are currently 24 lots listed for sale through the MLS of which 6 are under \$80,000 and the rest over \$100,000 and up. He felt that the 2,097 valued under \$80,000 were under valued. There were 1,250 valued under \$50,000. He estimated that clearing a lot for improvement costs about \$25,000 which would make these undervalued. He felt that waterfront was extraordinarily expensive and the land values are undervalued. He mentioned a back lot on the lake side of Route 121 which included two easements to the lake was valued at \$40,000 which he felt was ridiculous. He had a problem with their methodology in building values. He felt that using all their conditions make it impossible to keep all properties even and fair. He took umbrage with the campgrounds which are undervalued. Some are undervalued to the point of less than a residence on the same type of lot. He had issue that Vision appraisers were not licensed in Maine. He verified that licensing was not necessary for mass appraisals but said that the state was looking into it as a requirement in the future. He suggested keeping the data and have a committee formed which would divide the parcels with the criteria of good, better, best to rate their values. He felt that because of these values the sales market has been thrown off balance. He didn't feel that the town staff would be able to handle Vision's system. He also felt that with our per capita income in Raymond, it appeared that most of the taxpayers shouldn't be able to afford a house in Raymond because of what a mortgage would cost had they purchased the

parcels at those prices. He invited the Selectmen to be at his review with the Board of Assessment Review to see just how inaccurate his value is. Mr. Reynolds asked about what he meant by campgrounds. Mr. Holmquist said that he saw that category in Vision and didn't know what use they had i.e. children's camps or commercial camp sites. He added that he didn't take into consideration whether the properties are owned by residents or nonresidents. Mr. Gendron said that he talked with larger municipalities and an outside appraiser, and they felt that Vision's overall work was good and realistic. He was told that when a town throws out an appraisal it's almost impossible to get another company to come in and do it again. Mr. Gendron also felt that the years between appraisals is what has created these value problems. He continued that whatever properties need to be revisited should be done and will be done as requested.

Frank Dexter noted that there can be up to a 20% error, and he felt his house was one. He noted that an appraisal need be done for properties in dispute which will be unaffordable by many taxpayers. He felt that the town should be ready to help those people. Mr. Gendron said that he would support anyone who would like to have their property discussed and that the Selectmen had formed the Board of Assessment Review just to do that. Mr. Desjardins had a call from a resident who was in the service and he wanted to find a way to help people like that who now aren't making enough money to support their taxes. Mr. Dexter said that some of the people he has talked with will loose their property because it has been in the family for decades and now can't afford the taxes. He said that he didn't know of anyone who has had a response from Vision through Amanda or directly. He hadn't heard from Vision's Kevin of whom he had asked questions. Mr. Reynolds said that emails received have been sent on to Vision. Mr. Willard felt that they would be researching the questions and will be answering. He added that he would check into it.

Peter Walgreen said that he felt that the revaluation was the right thing to do. He felt people should use the system in place to take care of questions or disagreement of values. He didn't feel that the appraisal should be revoked.

Mr. Reynolds said they would look into alternatives and see if any are feasible or workable. He would like all taxpayer phone calls and questions answered. He asked Mr. Willard to follow up. Mr. Desjardins felt the taxpayers needed to give the appeals process a chance to work.

d. Consideration of solid waste and recycling one-year contract extension - Pine Tree Waste.

DISCUSSION: Mr. Willard recommended this one year contract which included a 15% increase but felt it was prudent to prepare an RFP and go to bid for the years after June 2007. He didn't think that the 15% was that out of line due to considerations like the fuel price increase. He had concern that our next multi-year contract will have a substantial increase. He noted that if Pine Tree (Cassella) purchases Lewiston Recycling they hope to have a better recycling program. Mr. Desjardins asked how this would influence MMWAC. Mr. Willard wasn't sure. This one year contract will be July 1, 2006 to June 30, 2007. Mr. Willard noted that the cardboard has been a problem but with the changes

to the site it seems to be better. Presently they're picking up three days a week and holding some time for more deliveries during the summer. Barry Holmes asked why cardboard wasn't picked up curbside now. Mr. Willard said that they are working on that possibility, but we just don't know what it will cost. Mr. Reynolds noted that curbside cardboard would cut down on any commercial cardboard which we may now be paying for. Mr. Gendron felt that this one year contract appears to be a good bridge for the next year. Mr. Reynolds considered that the RFP should be out before the next budget season.

MOTION: Mark Gendron motioned to accept the bid with Pine Tree Waste for a one year contract with a 15% increase for 7/1/06 to 6/30/07. Seconded by Lonnie Taylor.

DISCUSSION: Mr. Leavitt said this points out that the pay per bag isn't possible this year and hoped it would be considered for the next year. He felt that those who generate should pay, and this would encourage recycling. Mr. Desjardins said that with a monopoly there isn't much choice of carriers. Mrs. Lester noted that recycling can't be expanded until the carrier has a place to deliver it. Presently Lewiston Recycling takes only what we are currently recycling.

VOTE: Unanimous 4-0

- e. Consideration of need for dog ordinance – Town Clerk Louise Lester and Animal Control Officer Don Alexander.

DISCUSSION: Mrs. Lester explained that don Alexander, Animal Control Officer, needed a backup ordinance in order to do his job. She said that the presence of dogs on our ballfields, parks, and beaches, even after signs being posted, indicated a need to enhance Raymond's ability to monitor and protect our public places. She said that bob Metz, chairman of the Tassel Top Park Board, would be discussing this with his board very soon and was in favor of it. Mr. Alexander also noted that the Cemetery Committee was in favor because they didn't believe that dogs should be allowed to soil our cemeteries. Mr. Willard will provide a copy of the proposed ordinance to the Selectmen. Mr. Reynolds said that the ordinance would be considered.

4) Old (unfinished) business.

- a. School bus fire.

Mr. Desjardins asked for more information regarding episodes like the bus fire. Mr. Willard said that he felt it was a school issue but did feel that the Selectmen should be informed. He was sorry that Mr. Desjardins didn't get his email about it. Mr. Willard reviewed the circumstances. Mr. Leavitt asked if there had been any issues with the town equipment. Mr. Willard said there might have been a problem with the first pumper truck arriving but the second one was successful. Mr. Willard said he would look into that.

5) Town Manager Report and Communications.

- a. Bulky Waste

Mr. Willard announced that the monthly report was still down. He was proposing reducing the 2006-2007 budget and keeping the coupon books at 1,000 lbs. as it is now.

b. Cumberland County Community Block Grant Committee

Mr. Reynolds explained that the CCC Block Grant Committee was having their meetings from 4-6 on Wednesdays in town offices around Cumberland County. Unfortunately he couldn't attend because of his work. Mr. Willard felt that Raymond's participation was limited because of our valuation. Peter Creighton, Cumberland County Manager, felt that Raymond's participation would be helpful for the rest of the communities. Mr. Reynolds said that if no one else could do it, he would monitor what is happening and arrange to attend if necessary. Mr. Willard had a problem with some of the larger communities requesting a guarantee for these grants. Mr. Reynolds felt that since those cities can get them individually, they can block the regional work. He explained that with the cooperation of the larger cities it would give the county the ability to get grants which would benefit the whole entity instead of just one city. Mr. Reynolds said he would notify GPCOG of this decision.

NEXT ONE RAYMOND COMMITTEE MEETING: Tuesday, February 14, 2006 at 7:00 pm at the Town Office.

6) Fiscal Warrants – Payroll and Appropriation Warrants – February 7, 2006.

MOTION: Mark Gendron motioned to approve the Treasurer's Warrant in the amount of \$209,141.07. Seconded by Lonnie Taylor

VOTE: Unanimous 4-0

MOTION: Mark Gendron motioned to approve the Payroll Warrant in the amount of \$76,755.37. Seconded by Lonnie Taylor

VOTE: Unanimous 4-0

7) Adjournment.

MOTION: Dana Desjardins motioned to adjourn. Seconded by Mark Gendron.

VOTE: Unanimous 4-0

ADJOURNMENT: Mike Reynolds adjourned the meeting at 8:44 pm.

Louise H. Lester
Town Clerk