



## BOARD OF SELECTMEN

Minutes\*

September 16, 2014

### SELECTMEN'S SPECIAL MEETING

**Present: Chairman Mike Reynolds, Vice Chair Lonnie Taylor, Parliamentarian Joe Bruno, Sam Gifford and Teresa Sadak.**

**Absent: None.**

**Staff: Curt Lebel, Contract Assessor; and Danielle Loring, Recording Secretary.**

**Other: Mike McClellan**

**1) Call to order:** Chairman Mike Reynolds called the meeting to order at 7:00pm.

**2) Minutes of previous meeting dated:**

- **September 2, 2014**

Chairman Mike Reynolds tabled the minutes until the next regular meeting. He then asked for a motion to allow nonresidents to speak.

MOTION: Lonnie Taylor motioned to allow non residents to speak; seconded by Joe Bruno.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

**3) New Business.**

**a) Consideration and Setting of the 2014-15 Mill Rate – Contract Assessors' Agent Curt Lebel**

Contract Assessor Curt Lebel explained that all of the valuation and adjustment numbers has been finalized. He explained that these figures included an overall increase of \$3.8 million in valuation, which included a \$4.8 million increase in real estate and a decrease of about \$1 million in personal property. He anticipated moderate growth moving forward, including some negatives such as those associated with properties being moved into Tree Growth or Farmland Exemptions, but new construction values should be strong. He continued that the Assessment to Sale ratio looked strong at about 101-2% of market value and equity scores were looking better because Raymond had been about 10% over but resale values were rebounding and property equity was building.

Mr. Lebel explained that, in regards to the budget, even though there were some slight increases in the school and municipal budgets as well as decreases in the County tax, the revenue short falls made the tax increase larger. He had calculated a minimum mill rate of \$11.80, which would give a consistent overlay with recent trends and did not have any fractional payments.

Chairman Reynolds asked if the amount of abatements was less than \$10,000, and Mr. Lebel confirmed that the amount was around \$5,200.

Selectman Bruno asked how Raymond's mill rate compared with other Cumberland County mill rates, and

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*\*Items taken out of order*

Mr. Lebel explained that they were not straight “apples-to-apples” comparisons but that he could get a list equalized mill rates from Maine Revenue Services. Selectman Taylor asked if he knew any off the top of his head, and Mr. Lebel said that he did but explained that they were not an equal comparison because of various factors such property valuations and percentage of waterfront properties. He continued that he felt that Raymond would be in bottom third in the County. He also explained that 72% of the mill rate was from the RSU budget and there was no local control over those figures and the calculations for the share can vary depending on various agreements across different school units.

MOTION: Lonnie Taylor motioned to accept the recommendation of \$11.80; seconded by Sam Gifford.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

Chairman Reynolds explained that he had neglected to mention that Mr. Willard was not present because he was at ICMA Conference.

**4) Public Comment:** None.

**5) Selectmen Comment**

**a) Teresa Sadak** stated that there were quite a few new businesses in Raymond and wanted to know if a notice could be put on the website with a description of what they do. Mrs. Loring explained that staff was currently working on a new business section of the website and it would include that information.

**b) Equalized Mill Rate Discussion Continued**

Mr Lebel explained that the average equalized mill rate in Raymond was \$15.21. Last year, the equalized rate for Raymond was \$11.66 (actual \$11.25). He continued that there were a few in the \$6-8.00 range, many in the \$11.00 range, with Raymond in the mid-range, but most were in the \$14.00 range.

**6) Next Meeting:**

- **October 14, 2014, Regular meeting**
- **October 15, 2014, 6:00pm with RSU Board of Directors and Staff**

**7) Fiscal Warrants – September 16, 2014**

- **Payroll Expense Summary Warrant**

MOTION: Lonnie Taylor motioned to accept the Payroll Expense Summary, dated September 16, 2014, in the amount of \$50,234.39; seconded by Sam Gifford.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

- **Treasurer's Warrant**

MOTION: Lonnie Taylor motioned to accept the Treasurer's Warrant, dated September 16, 2014, in the amount of \$67,645.92; seconded by Teresa Sadak.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

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**8) Adjournment.**

MOTION: Teresa Sadak motioned to adjourn; seconded by Lonnie Taylor.

DISCUSSION: None.

VOTE: UNANIMOUS APPROVAL (5/0)

Chairman Mike Reynolds adjourned the meeting at 7:15pm.

Danielle Loring  
Recording Secretary

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*»Items taken out of order*