



**BOARD OF SELECTMEN
Agenda**

March 8, 2022

6:30pm – Regular Meeting

Via Zoom & on YouTube

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Select Board members in attendance: Rolf Olsen, Joe Bruno, Teresa Sadak, Samuel Gifford, Lawrence Taylor

Select Board members absent: none

Town Staff in attendance:

Don Willard – Town Manager
Charisse Keach – Finance Director
Curt Lebel – Contract Assessor
Wayne Jones – Fire Inspector
Sue Look – Town Clerk

1) **Called to order** at 6:30pm by Chair Sadak

2) **Minutes of previous meetings**

a) February 8, 2022

Motion to approve as presented by Selectman Gifford. Seconded by Selectman Taylor.

Unanimously approved

3) **New Business**

a) Consideration of a New Business License Application – Sabrina Golebiewski, owner of 302 Nutrition

We serve protein shakes and loaded teas, etc. In the summer we will have protein ice cream. There are 2 businesses in the same space.

Motion to approve by Selectman Bruno. Seconded by Selectman Olsen.

Motion to amend to be contingent upon the deficiencies in the Fire Inspection being corrected by Selectman Bruno. Seconded by Selectman Olsen

Unanimously approved amended motion

* Taken out of order

- b) * Consideration of Budget-Finance Committee Appointments – Sue Look, Town Clerk

Motion to appoint Bob Jones as above by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved

- c) Consideration of UCan5K Use of Public Property Request – Joe Crocker, Parks & Recreation Director

The race is scheduled for June 26, 2022.

Motion to approve by Selectman Olsen. Seconded by Selectman Bruno.

Unanimously approved

Chair Sadak – Great job on the 1st Winter Carnival, Joe!

- d) Discussion of Possible Revaluation – Curt Lebel, Contract Assessor

The last revaluation was in 2005 which was in the middle of a real estate boom. Our assessments compared with market value is currently at about 52%, especially since the pandemic. With inflation effecting building costs and other post-pandemic scenarios it is uncertain how the market is going to react. We have requested \$100,000 to be budgeted for a reval in the 2022-2023 budget to be added to the approved \$100,000 from the 2021-2022 budget. The total cost is likely to be over \$300,000. If all stays stable between now and commitment, I will be asking the Board to consider going out to RFP. If it goes out in the Fall of 2022, we would be in the Spring of 2023 making the award and Spring of 2024 when the crews would go out to re-assess. This would give us a couple of years post-pandemic for the market to settle down. The State does not come in and force a Town to reval. The statutory thresholds are 70% of market value or an equity score over 20. We are definitely under 20, and less than 70%. Maine will cut our homestead exemptions to encourage us to do a reval. Typically, there is a small startup cost and the bulk comes when they are doing their field work in the summer before implementation. We need to remember that the assessment is not taxes, the budget determines the taxes and the assessment is how the taxes are apportioned. Once we award a RFP it may take a while before the company awarded can begin. There are 4 or 5 companies that do revals. Citizens are not obligated to allow assessors in the dwelling and the company will make assumptions. If the assumptions are incorrect the citizens can appeal the assessment.

- e) Consideration of Utilizing Legal Services for TIF District Analysis and Recommendations – Curt Lebel, Contract Assessor

It includes the oil pipeline and a corridor on Route 302 to about Canal St. It is not a large district and began in the 1990's. The Town generates about \$200,000 to \$250,000 per year. The benefit is to reduce our tax value with the State. We are limited on what we can spend the money on. We have been struggling to find expenditures that fit the specifications. We have 8 more years in the TIF and we do not want to leave unexpended funds. Assessor Lebel would like to confer with Bernstein Shur to create a plan to end this program without leaving monies in the TIF. We may be amending the TIF to encompass more expenditures. Any ideas that

* Taken out of order

anyone has should be sent to Town Manager Willard for consideration (don.willard@raymondmaine.org).

Motion to hire Bernstein Shur to help with the TIF by Selectman Bruno. Seconded by Selectman Olsen.

Unanimously approved

- f) Consideration of Transitioning to Cumberland County's New Fiscal Year Plan – Charisse Keach, Finance Director

The County proposed this just before the pandemic and postponed it until this year. This will be for the FY2023-2024 fiscal budget, not this year's budget.

Motion to approve the change and pay the 6-month transitional budget over 5 years with no interest by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved

- g) Consideration of Town Meeting Format for June 2022 – Sue Look, Town Clerk

There was some discussion about the merits of voting at open Town Meeting where people can ask questions and the number of people who vote via secret ballot. We would be required to hold a Public Hearing prior to the vote. It does take voters at the polls 15 to 20 minutes to vote the Town Warrant.

Motion to vote the Annual Town Meeting Warrant via secret ballot by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved

- h) Consideration of Appointing Election Clerks for 2 Year Terms – Sue Look, Town Clerk

Party	First Name	Surname	Residence
D	Susan	Accardi	129 Deep Cove Rd
D	Col. Robert	Akins	82 Myron Hall Rd
D	Rachel A.	Akins	82 Myron Hall Rd
D	Cynthia	Bagley	246 Raymond Hill Rd
D	Linda	Bair	29 Al Rd
D	Janice	Bancroft	244 Meadow Rd
D	Abel	Bates	1 Cape Rd
D	Jessica	Bates	3 Cape Rd
G	Taryn	Bianchin	13 Chickdee Ln
U	Helena	Blanchard	48 Valley Rd
D	Mark	Chamberlin	30 Andersen Rd
R	Marie	Connolly	10 Chickadee Ln
D	Sandra	Crowell	352 Raymond Hill Rd
R	Sarah	Davis	85 Tenny Hill Rd
D	Dakotah	Dugan	25 Conesca Rd
R	Franklin	Emery	15 Deer Pond Rd
R	Greg	Foster	29 Ledge Hill Rd
D	Frank	Fowles	8 Kristin Ln
R	Diana	Froisland	101 Daggett Dr
D	Deborah	Gideon	179 Raymond Hill Rd
R	Anita	Holmquist	P O Box 354

* Taken out of order

U	Jane	Hubbell	5 Kristin Ln
D	Ellen	Huber	19 Pulpit Rock Rd
D	Sharon	Jorgensen	10 Levy Ln Apt 106
D	Grace	Kurtz	9 Lynn Ct
D	Elisabeth	Lachance	20 Long Dr
U	Susan	Lawler	19 Medawisla Ln
D	Amanda	Leavitt	14 Leavitt Rd
R	Deanna	Lee	91 Raymond Hill Rd
R	Louise	Lester	10 Hartley Ln
D	Susan	Lowberg	9 Elizabeth Ave
R	Llewellyn	McGouldrick	33 Patricia Ave
R	Mary An	McGouldrick	33 Patricia Ave
R	Carol	Meader	24 Sloanes Cove Rd
D	Cynthia	Merriman	4 Vogel Rd
D	Irene	Morris	6 Kings Grant
D	Martha	Morrison	718 Webbs Mills Rd
D	Christopher	Mulvihill	63 Gore Rd
R	Anne-Marie	Murch	2 Canal Rd
R	David	Murch	2 Canal Rd
D	Elizabeth	O'Donal	c/o Patricia Kramer
D	Barbara	O'Neill	67 Spring Valley Rd
D	Robert	O'Neill	67 Spring Valley Rd
R	Elizabeth	Otley	15 Jordan Ln
U	Alice	Richards	15 Oakledge Rd
D	Bruce	Small	15 Zephyr Rd
D	Gail	Small	15 Zephyr Rd
U	Amy	Soucy	48 Valley Rd
U	Linda	Stearns	14 Fisherman's Ln
U	Sylvia	Sullivan	55 Stark Cove Rd
D	Linda	Taylor	46 Clearwater Dr
R	Kim	Tees	
U	Penelope	Thompson	24 Inlet Point Rd
R	Richard	Tibbals	247 Raymond Hill Rd
G	Elisa	Trepanier	5 Salmon Rd
R	Sandra	Tuttle	24 Heidi Way
R	Laurie	Tyler	25 Rusty Rd
D	Laurie	Wallace	36 Pulpit Rock Rd
U	Lauris	Waterhouse	234 Meadow Rd
U	Maureen	Waterhouse	234 Meadow Rd
G	Beth	Wood	32 Hawthorne Rd

Motion to approve as presented by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

4) **Public Comment** – none

5) **Selectman Comment** – none

* Taken out of order

6) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- April 19, 2022
- May 10, 2022

b) Reminder of Upcoming Budget Schedule

- March 15, 2022 – 2nd Department Head Review – 6:30pm
- March 31, 2022 – Budget Workshop – 6:30pm
- April 4, 2022 – Select Board Warrant Review & Approval – 6:30pm
- April 12, 2022 – Budget-Finance Committee Budget Article Recommendations – 6:30pm
- April 19, 2022 – Select Board final Warrant approval – 6:30pm
- June 14, 2022 – Town Meeting at the Jordan Small Middle School Gym, we will vote the Town Warrant via secret ballot – 7:00am to 8:00pm

7) Executive Session

a) Consideration of Poverty Abatement Request – pursuant to 1 MRSA §405 (6) (F) and 36 MRSA §841 (2) (E)

Motion to enter executive session at 7:39pm as listed above by Selectman Bruno. Seconded by Selectman Olsen.

Unanimously approved

Motion to leave executive session at 8:01pm by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

Motion to reconsider our action made at the previous meeting to grant a poverty abatement by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

Motion to not grant the poverty tax abatement by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

b) Consideration of Spirit of America Award - pursuant to 1 MRSA §405 (6) (F)

Motion to enter executive session at 8:02pm as listed above by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved

* Taken out of order

Motion to leave executive session at 8:10pm by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

8) Adjournment

Motion to adjourn at 8:10pm by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

Respectfully submitted,

Susan L Look, Town Clerk