



**BOARD OF SELECTMEN  
Minutes**

September 20, 2022

6:30pm – Regular Meeting

At Broadcast Studio & 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  
Curt Lebel – Contract Assessor  
Charisse Keach – Finance Director  
Wayne Jones – Fire Inspector  
Alex Sirois – Code Enforcement Officer  
Chris Hanson – Assistant Code Enforcement Officer  
Sue Look – Town Clerk

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

2) **Minutes of previous meetings**

a) August 9, 2022

**Motion** to approve as presented by Selectman Sadak. Seconded by Selectman Olsen.

**Unanimously approved**

3) **Old Business**

a) Consideration of Café Sebago Liquor License & Special Amusement License Renewals – Kyle Bancroft, owner

The State Fire Marshall's Office needs to send the Dance License to Mr Bancroft and then the Town Clerk's Office must have a copy.

Selectman Sadak commented that it is noticeable that the grounds are now clean.

Mr Bancroft is looking for a different vendor for cleaning the grease hood and will be getting ready for the next year's inspection in advance.

Finance Director Keach said that there is still an outstanding balance for an escrow

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\* Taken out of order

account. Mr Bancroft said that is for the possible parking lot expansion and is still working with Codes. All of the outstanding Personal Property Taxes were paid today.

**Motion** to approve contingent upon the State Fire Marshall's Dance License be forwarded to the Town Office by Selectman Olsen. Seconded by Selectman Sadak.

**Unanimously approved**

**4) New Business**

a) Consideration of Setting the 2022-2023 Mill Rate – Curt Lebel, Contract Assessor

TAX RATE	LAST YEAR (FY 2021-22)		PROPERTY TAX REVENUES		
	\$	14.10	THIS YEAR (FY 2022-23) TAX RATE OPTIONS		
TAXABLE VALUATION	\$	1,051,179,880.00	\$ 15.00	\$ 15.10	\$ 15.20
			\$ 1,062,314,380.00	\$ 1,062,314,380.00	\$ 1,062,314,380.00
COUNTY	\$	773,657.00	\$ 817,347.00	\$ 817,347.00	\$ 817,347.00
SCHOOL	\$	10,818,644.98	\$ 11,370,566.74	\$ 11,370,566.74	\$ 11,370,566.74
TIF AMOUNT	\$	242,556.72	\$ 266,042.93	\$ 267,816.54	\$ 269,590.15
MUNICIPAL	\$	2,962,344.74	\$ 3,428,842.82	\$ 3,527,013.79	\$ 3,625,184.76
OVERLAY	\$	24,442.87	\$ 36,916.21	\$ 43,103.07	\$ 49,289.92
TOTAL PROPERTY TAX	\$	14,821,646.31	\$ 15,919,715.70	\$ 16,025,847.14	\$ 16,131,978.57
<b>Each 1 cent increment on the tax rate will affect overlay by apprx \$10,600</b>					
	<b>NON PROPERTY TAX REVENUES USED TO REDUCE MUNICIPAL APPROPRIATION</b>				
	\$	14.10			
HOMESTEAD REIMB	\$	(236,090.40)	\$ (221,058.60)	\$ (222,532.32)	\$ (224,006.05)
BETE REIMB	\$	(47,212.44)	\$ (53,295.75)	\$ (53,651.06)	\$ (54,006.36)
STATE REV SHARING	\$	(396,767.42)	\$ (505,081.83)	\$ (505,081.83)	\$ (505,081.83)
OTHER REVENUES	\$	(1,713,160.00)	\$ (1,841,299.00)	\$ (1,841,299.00)	\$ (1,841,299.00)
SELECT BOARD USE OF FUND BALANCE	\$	(300,000.00)	\$ (200,000.00)	\$ (100,000.00)	\$ -
MUNICIPAL APPROPRIATION	\$	5,655,575.00	\$ 6,249,578.00	\$ 6,249,578.00	\$ 6,249,578.00
TOTAL NON TAX REV	\$	(2,693,230.26)	\$ (2,820,735.18)	\$ (2,722,564.21)	\$ (2,624,393.24)
TOTAL MUNICIPAL TAX REV	\$	2,962,344.74	\$ 3,428,842.82	\$ 3,527,013.79	\$ 3,625,184.76

The Board will be asked to select an amount of fund balance to apply towards the municipal budget and approve a tax rate at its September 20, 2022 meeting. Upon approval of the rate, the necessary warrants and certificates may be completed for signatures by the board members the next day. I will be available at the meeting to answer any follow up questions the board may have. --Curt Lebel

The school and town combine for most of the increase. Undesignated Fund Balance is below towns policy of 15% by \$100,000 and we should be adding a little over \$300,000. FY 2022 was a good year for revenues and a bit over for expenses, mostly due to legal fees (which may be recovered at some point). The Select Board by consensus are not pleased that the mill rate needs to be \$15, but there is no choice this year.

**Motion** to set \$15.00 per \$1,000 of valuation as the mill rate for the FY2022-2023 tax year by Selectman Olsen. Seconded by Selectman Sadak.

**Unanimously approved**

b) \* Consideration of Supplemental Assessment for Tree Growth Withdrawal Penalty – Curt Lebel, Contract Assessor

\* Taken out of order

In Tree Growth since 1977, 44 acres. There has been some recent development with Code violations. The Codes Office is already meeting with the owner to correct the Code violations and probably remediation. The current owner bought it after it was in Tree Growth and kept it in Tree Growth. The owner is aware of the parameters of Tree Growth.

**Motion** to assess a penalty of \$26,980 for Map 012 Lot 004 belonging to David and Sheila Baker as presented by Selectman Olsen. Seconded by Selectman Sadak.

**Unanimously approved**

c) Consideration of Business License Applications – Sue Look, Town Clerk

- **Mist Natural Spa** – Megan Munster, owner

Plans to open in the middle of October.

**Motion** to approve contingent upon completion of Fire Inspection by Selectman Sadak. Seconded by Selectman Gifford.

**Unanimously approved**

- **Sideshow Disc Golf** – Adam Nappi, owner

**Motion** to approve contingent upon completion of Fire Inspection by Selectman Sadak. Seconded by Selectman Gifford.

**Unanimously approved**

- **High Wire Hydroponics LLC** – Adam Nappi, owner

**Motion** to approve contingent upon completion of Fire Inspection by Selectman Sadak. Seconded by Selectman Gifford.

**Unanimously approved**

d) Consideration of Disposing of Foreclosed Property – Sue Carr, Tax Collector

Anthony Rinaldi has not provided a notarized signature on the payment agreement. He has made payments and is behind by about \$1,500 for 3.17 acres of land. Tax Collector Carr has gone out of her way to help all of those who are behind on their taxes. All others have returned their agreements. Town Clerk Look and Town Manager Willard have also attempted to work with him. Mr Rinaldi does not seem to understand the purpose of the agreement. Chair Bruno will attempt to contact Mr Rinaldi.

**Motion** to table until the next regular meeting to see if Chair Bruno can get him to comply by Selectman Olsen. Seconded by Selectman Sadak.

**Unanimously approved**

e) Consideration of Special Town Meeting Warrant for November 8, 2022 – Portland Water District Board of Trustees 5-year Seat – Sue Look, Town Clerk

Louise Douglass will be running for the seat to represent Windham and Raymond.

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\* Taken out of order

**Motion** to approve the warrant by Selectman Sadak. Seconded by Selectman Olsen.

**Unanimously approved**

- f) Consideration of Annual Update to GA Ordinance – Sue Look, Town Clerk

**Motion** to approve by Selectman Sadak. Seconded by Selectman Taylor.

**Unanimously approved**

- g) Consideration of Resignation from Comprehensive Plan Committee – Sue Look, Town Clerk

William Fraser needed to resign for health reasons.

**Motion** to accept Mr Fraser's resignation by Selectman Sadak. Seconded by Selectman Gifford.

**Unanimously approved**

## 5) Public Comment

Unanimous consent to allow non-residents to speak by the Select Board.

David Procovue (not sure of correct spelling) and Dr Brian Patterson spoke and multiple concerned citizens were present concerning Short-term Rental (STR) properties. They presented a sample ordinance to govern STRs for the Select Board to consider.

Grace Leavitt brought up that there should be more signage that there are upcoming school bus stops, especially on the hill coming down from Raymond Hill Road. Also, the sound on TV often goes in and out, as does the recordings, for meetings.

Gracie Leavitt brought up a situation she witnessed in a parking lot at a business in Raymond where people berated a same-sex couple for showing affection. She would like to have the town make a statement pertaining to this. The Select Board does not make comments during this segment of the meeting but does acknowledge that unfortunately there are some ignorant people out there.

## 6) Selectman Comment

Selectman Sadak commented that the STRs have been brought up before suggested that possibly the Select Board could have a workshop to discuss. Also, thank you to Rita and Shep who both retired, and welcome to Cathy Gosselin.

## 7) Town Manager's Report and Communications

The Main Street Sidewalk project is complete and is getting mostly positive comments. We are looking at extending it in the future.

There is a region wide committee looking at Broadband and they now have an RFP.

The Library is now a Town Department. There is a Friends of the Library group that is looking for volunteers.

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\* Taken out of order

a) **Confirm Dates for Upcoming Regular Meetings**

- October 11, 2022
- November 15, 2022

b) **Reminder of Upcoming Holiday Schedule**

- Monday, October 10<sup>th</sup> – Columbus Day

8) **Executive Session**

a) Code Enforcement Violation with Attorney – pursuant to 1 MRSA §405 (6) (E)

**Motion** to enter executive session at 7:45pm as cited above by Selectman Olsen. Seconded by Selectman Gifford.

**Unanimously approved**

**Motion** to leave executive session at 8:29pm by Selectman Olsen. Seconded by Selectman Gifford.

**Unanimously approved**

9) **Adjournment**

**Motion** to adjourn at 8:29pm by Selectman Olsen. Seconded by Selectman Sadak.

**Unanimously approved**

*Respectfully submitted,*

*Susan L Look, Town Clerk*