

SELECTMEN'S MEETING

November 16, 2010

PRESENT: Dennis Abbott, Gordon Littlefield, TammyJo Girard, Jon Gale, David Woodsome, Nancy Brandt, Pam Witman, David Lowe, Tim Neill, Aaron Libby, Joe Wagner, Roger Macomber, Bob Gobeil, Clint Andrews, Chris Binette, Dwayne Woodsome, Chief Matt Bors, Mike DeAngelis, Jerry Daigle, Roger Lauzier and Nancy Johnson.

Opened meeting at 6:00 p.m. with Selectman Girard with Pledge of Allegiance.

ANNOUNCEMENTS

Announced that the Annual Historical Society Craft Fair will be held this Saturday, November 20th 9 am to 2 pm in the Town Hall.

Selectman Girard announced that there are seven (7) families that still need help with Thanksgiving. Asked that you contact Nancy Johnson if you can adopt a family or if you wish to donate.

APPOINTMENTS

6:00 – Motion by Selectman Littlefield and seconded by Selectman Woodsome to open the Public Hearing on amending the Growth Management Ordinance. Vote 5-0-0. Selectman Girard explained that this is to change the number of permits issued from eighty (80) to seventy-four (74). Motion by Selectman Gale and seconded by Selectman Woodsome to close the public hearing at 6:05 p.m. Vote 5-0-0.

6:15 – Jerry Daigle, Assessor's Agent presented Citizen's Guide to Assessing and Abatements. See attached.

HEARING OF DELEGATION

Rep. Wagner reported that he spoke with Kate Dufour of MMA regarding the highway workgroup. Dot is working on the final report and it will come back to the workgroup for review before going to the legislature. Kate reports that they are all generally in agreement. The one area of significant disagreement is with respect to financial responsibility for future post fix and swap minor collector capital improvements, state believes it should be a municipal responsibility and municipalities believe at a minimum it should be a shared responsibility. She is working on an article for the December Maine Townsman.

Rep.-Elect Libby reported that the only thing that has happened is that the speaker has been nominated and Rep. Nutting will be the new Speaker of the House. December 1st is the swearing in and that will be when the new session will start.

Todd Lacourse expressed concern that there is no consistency at the Transfer Station. Selectman Girard noted that one of the CIP projects is a set of scales so it is all consistent. Selectman Gale noted that we are charging now by volume. Todd felt they are going to charge him three times what it was worth. Selectman Abbott stated that they did do measurements and it calculated out to 6.6 yards. Todd felt they need to find a better way of doing this. Did note that Clint has always been fair. Selectman Girard stated that hopefully we can look at putting the scale in the next budget. Selectman Gale stated that to be fair they need to be very strict with the measurement and everybody is measured exactly the same. Selectman Girard noted that he does have the option to repack the load. Selectman Abbott told Clint that they can give in writing what they are charging for besides just the cash register tape.

CORRESPONDENCE

1. Letter from FEMA regarding RiskMAP.
2. Letter from CEO regarding Map 40 Lot 15-3
3. Letter from CEO noting that she was out most of the summer and wanted to commend her secretary for carrying the load while she was out and did not come back to a huge back log.

TOWN ADMINISTRATOR'S REPORT

1. Reported that she is preparing the statement of work for the performance audit but requested by Friday from the Selectmen the scope of work that they would like to see this person do so she can get it all together.
2. Dept. of Labor did their review of workstations and does have the report on the workstations and there are a lot of things that must be changed.
3. Reported that Pet will be installing new lights at the library.

SELECTMEN'S REPORT

1. Selectman Gale met with FOWPL last night. Discussed reducing size and changing the shape. Architect Frank Oliva will be coming back with a sketch. They questioned if they should bring it back in 2001 or 2012 with the reductions and pretty much agreed to hold off until 2012. Also looking at generating more private funding. Selectman Littlefield reported that he had also met with Jack Seery.
2. Selectman Girard reported on the Boardmanship Workshop held last Wednesday by SMRPC.
3. Selectman Girard reported that our Fire Chief is now President of York County Fire Chief's Assn. and congratulated him.

COMMITTEE REPORTS

20/20 Comprehensive Plan – Tom Ursia reported that they have accomplished a lot in the six (6) months that they have been organized and shared their primary achievements. See attached. Have been exploring private funding as well as public funding. Had their first visioning session. Going to survey all high school juniors and seniors. Have looked at CIP requests. Working on a draft budget. Shared the vision statement. Thanked Selectman Abbott for attending their meetings.

Economic Development Committee – Chris Binette reported that the new town signs have been constructed but have only one (1) installed to date but will get the rest installed. It's difficult as the members are doing the installation so it's hard to schedule a time, the one that did install took 5 ½ hours. Have gotten a lot of their goals done this year. Have done a commercial land inventory but it is constantly changing. Have talked with Road Review and they will be helping with traffic counts, felt they need to purchase an additional two counters. Also need a labor force study. Discussed having a helicopter pad in town. Discussed a business park and stated that should be our #1 priority. They meet 1st and 3rd Thursday of each month at 4 pm in the meeting room. Discussed renting road counters for the first count and Chris did not feel that was the solution. Selectman Girard noted that will have to work with Road Review to put in next year's budget. Selectman Abbott suggested they work with the road committee and request the information and let them come up with how they are going to provide it. Selectman Littlefield suggested that there may be some alternatives that we can look at. Selectman Abbott stated that they also need to get their minutes posted.

NEW BUSINESS

1. Motion by Selectman Gale and seconded by Selectman Littlefield to accept the Planning Board recommendation to amend the Growth Management Ordinance and reduce the number of permits from eighty (80) to seventy-four (74). Vote 5-0-0.

2. Motion by Selectman Abbott and seconded by Selectman Littlefield to accept the recommendation of the Assessor's Agent on abatement's 11-21 & 11-22. Vote 5-0-0.

OLD BUSINESS

1. Motion by Selectman Gale and seconded by Selectman Abbott to appoint Dianne Holden to the Charter Commission. Vote 5-0-0. Motion by Selectman Abbott and seconded by Selectman Littlefield to appoint Jim Carll to the Charter Commission. Vote 5-0-0. Motion by Selectman Littlefield and seconded by Selectman Gale to appoint Deb Wentworth to the Charter Commission. Vote 5-0-0. Nancy will schedule their first meeting.
2. Motion by Selectman Gale and seconded by Selectman Littlefield to appoint Dianne Holden to the Finance Committee. Vote 5-0-0. Motion by Selectman Abbott and seconded by Selectman Woodsome to appoint Dwayne Woodsome to the Assessing Board of Review. Vote 3-2-0 with Selectmen Girard and Littlefield abstaining. Selectman Girard explained that she and Mr. Woodsome have a disagreement and does not want it to be perceived as a conflict.
3. Discussed the scheduling of Town Hall and seconded Girard noted that there needs to be a very clear process in place. Selectman Abbott noted that there seem's to be little to no control of the children. Mike explained that the program ends at 6 pm but parents can't always pick up their children until a bit later. Selectman Girard explained that we have to have some coexistence and Mike needs to keep an updated schedule and coordinate with Pam. Mike explained that he will not be scheduling gymnastics on Monday.
4. Discussed town hall restructuring and Selectman Littlefield explained that he is mostly concerned with moving some of the offices around. Nancy stated that the jobs can't change until negotiated with the collective bargaining unit. Discussed putting assessing records on the computer. Nancy explained that space is a big problem. Selectman Littlefield felt they need to start the process rolling and should set up a workshop to discuss. Selectman Girard felt that perhaps they should engage the staff in this process, they may have ideas on how to accomplish this. Will continue the conversation on Dec. 7th and get staff suggestions at that time.

OTHER

1. Motion by Selectman Littlefield and seconded by Selectman Woodsome to sign the warrants for bills and payroll. Vote 5-0-0.
2. Motion by Selectman Woodsome and seconded by Selectman Gale to accept the minutes of 11/9/10 changing that the meeting started at 5:30. Vote 5-0-0.
3. Selectman Girard read reminders.

Pending Decisions

1. Medical Marijuana Ordinance
2. Public Service Announcements

Action List

1. Nancy to contact Pam L'Heureux regarding the RiskMAP
2. Board needs to get a note to Nancy before Friday with what they would like to see included in the Performance Audit

Agenda

1. Dam gates update
2. Update from Planning Board regarding notification of abutters when a use changes
3. Approve Administrative Asst. job description
4. Discuss Holiday Schedule for Town Depts.
5. Contract with Efficiency ME

1. Public Hearing – Liquor License for Woody’s Sports Grille

ADJOURNMENT

Motion by Selectman Woodsome and seconded by Selectman Gale to adjourn at 8:05 p.m. Vote 5-0-0.

SIGNED:

1. Warrants for bills & payroll
2. Minutes of 11/9/10
3. Appointment Papers
4. GA Appendices A-C
5. Sidewalk Snow Removal Contract
6. Concealed Weapon Applications

APPROVED:

Date: _____

Citizens Guide to Assessing and Abatements

Revaluation 2007 (FY2008)

All properties in Waterboro were assessed for tax purposes based upon current construction cost, depreciated for age/condition and compared with local market sales.

Maine Property Tax Law (1975)

Law requires town/cities to annually maintain assessed values equitably above a 70% ratio to market values.

Property Tax Bills

Tax bills are based upon the assessed values established by the Board of Assessors each year. The Board sets the tax rate annually to meet the amount needed for school and town services.

Taxpayer Appeal

Taxpayers have the right to legally appeal their tax assessment if they feel it is unjust or unfair. It is advisable to contact the assessors' agent or representative to view the assessment record and to discuss their concerns. An appeal must be filed with the Waterboro Board of Assessors and if denied by that board, you must file an appeal with the Waterboro Board of Assessing Review. If a town had no Board of Assessment Review, you would need to file an appeal with the York County Commissioners in Alfred.

Applications for Abatement of Property Tax

The initial application for abatement must be, made in writing, to the Board of Assessors on a form approved by the Board. The taxpayer has 185 days (6 mos.) from the time the tax bills are mailed to file. Applications are available at the assessors' office and on the town website at www.waterboro-me.gov (Assessor) forms. Property Tax Bulletin No. 10 is a good resource for taxpayers who want to know what is involved when filing an abatement is available at www.me.gov/revenue/property. There are also other bulletins that may be of interest on that site.

Burden of Proof

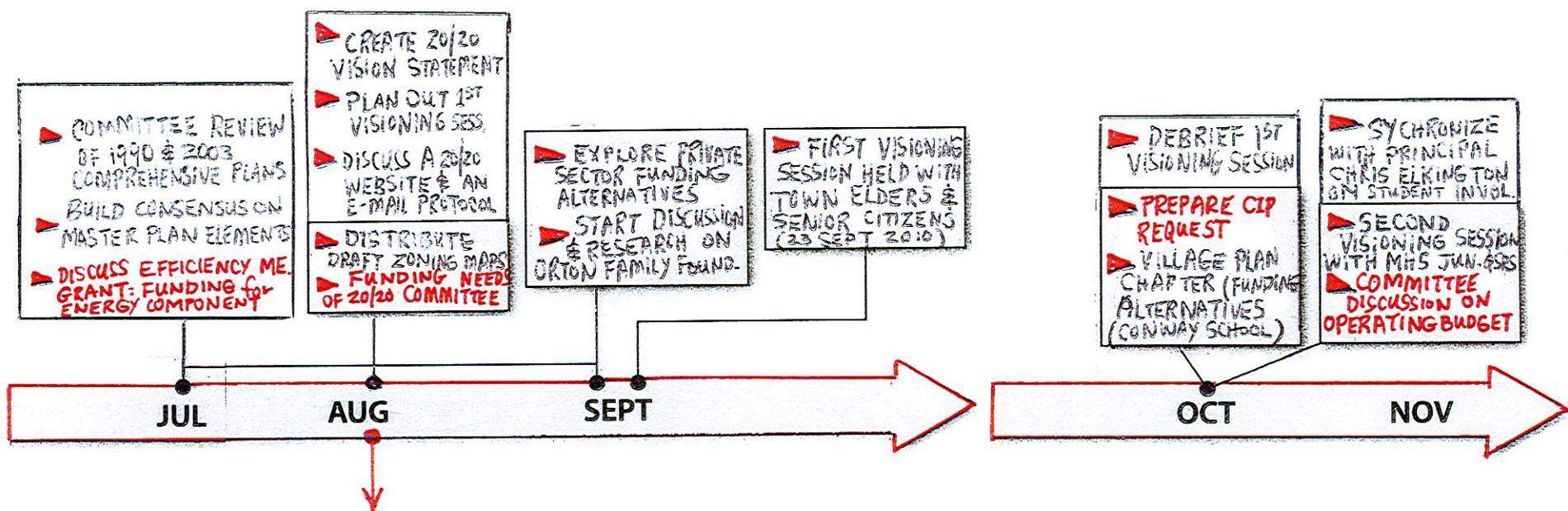
Court cases have determined that the burden of proof is on the taxpayer to prove that he or she is entitled to an abatement of the tax. The legal presumption is that the assessment determined by the Assessors is valid until the taxpayer proves that it is manifestly wrong. The taxpayer must provide credible and affirmative evidence to show that the property is overvalued by more than 10% of the assessed value.

Submission of Opinions of Value

If an appraisal is submitted to support your opinion of value for abatement purposes make sure that your appraiser is licensed and understands that the appraisal conforms to Uniform Standards of Appraisal Practice. Brokers' opinion of value or a comparative market analysis must meet with state professional standards. Bank appraisals for refinancing purposes are not very effective in determining actual market value of a property.

If you have any questions regarding any of the above, please contact the Assessors' Agent at 207/247-6166 x222.

BENCHMARKS & PRIMARY ACHIEVEMENTS OF THE 20/20 MASTER PLANNING COMMITTEE



Vision Statement

"To provide a series of action plans to achieve and shape the future growth of Waterboro through a proactive, inclusive community effort that continuously improves and protects our quality of life by reaching a balance between economic development, environmental sustainability and community livability, in order to provide a legacy for our future generations."