

Submitted By:
JMY

TOWN OF PHIPPSBURG
SELECTMEN'S MEETING
MINUTES

Approved By:

March 15, 2006

Called to order at 6:00 p.m. with Selectmen Rice and Perkins present. Selectman Douglass was attending a county budget meeting.

1. Review and Sign:

- Accounts payable and payroll warrants
- Purse Line Bait partial weight exemption certificates

All items reviewed and signed.

2. Meetings and Hearings:

- Open bids for (1) Transfer Station contracts, (2) Town Hall exterior painting and (3) Town Hall door replacement.

Bids were opened and reviewed. The Selectmen voted (2-0) to recommend Town Meeting approval of the Trash Hauling, Cardboard, OBW and Recyclable contracts to Pine Tree Waste (lowest bidder). A decision on the Metal and Tire contracts was tabled (2-0) until the next meeting. Pending Town Meeting funding, the Selectmen voted (2-0) to award the Town Hall exterior painting contract to J & G's for \$16,100.00 (lowest bid). A decision on the exterior door replacement was tabled (2-0) until the next meeting.

- Meet with the Contract Assessing Agent, Juanita Wilson, to review annual sales analysis

Meeting held and audit was reviewed. There were 84 Transactions listed from July 2004 to May 2005, of which 45 were usable. Ms. Wilson stated that the audit indicates that the last equalization was solid. She further explained that there has been a 13 % rate of appreciation per annum for real estate (statistics from realtors and MSHA). Phippsburg is the 9th highest municipality for sale value in the State of Maine. She stated that Phippsburg's sales ratio is declining and that waterfront is appreciating at a greater speed then inland properties (there were 27 inland sales which were at 77.5% and consisted of 60 % of the sales, 18 waterfront properties sold at 64% and consisted of 40% of the sales). She stated that we declared a 89% sales ration last year and exemptions were adjusted. She anticipates another 10% to 11% drop this year.

Ms. Wilson also briefed the Selectmen on an LD 2056 hearing on Thursday (appeal of the Personal Property Tax). There would be a projected increase of 2.7% in the mil rate if the legislation passes.

3. Discuss the following issues:

- None

4. Review the following items:

- Letter from Suscom concerning change in Phippsburg PEG Channel from 7 to 3 on April 25, 2006.

Letter reviewed. Due to a contractual agreement Suscom Channel 7 will be used by a station and channel 3 will become the Phippsburg PEG Channel.

- Notice from Bureau of Parks concerning change in revenues to Phippsburg.

A notice was reviewed that stated that all municipalities receiving State Park Revenue Sharing will see a decrease this year.

5. Discuss attendance at the following meetings, courses, and seminars:

- Regional Gateway 1 meeting – March 16th

Les Smith, Chair of the Road Committee, stated that he is trying to get someone from his committee to attend. The last update was over a year ago.

He also reported that State DOT in Scarborough should be contacting the Town to set up a date for a public hearing on the Popham Road rebuild. He said that DOT is committed to getting this project done in 2006. Mr. Smith also reported that Route 209 to Fort Popham and Route 216 to Club Road are scheduled for overlay in the DOT 2006/2007 program.

Mr. Smith recommended making no changes Transportation Project list from DOT, which the Selectmen reviewed and signed.

6. Miscellaneous

- **The Selectmen reviewed a sample Residential Growth Ordinance submitted by Jim Totman. He had also given a copy to the Planning Board. He has recommended that this type of ordinance to control growth be considered by the Selectmen. No further action taken.**

- **Les Smith discussed diverting water from Kim Shade's property in West Point.**

- **It was announced that Alfred Coffin, prior Transfer Station Attendant, had passed away and condolences were given to his daughter Martha Smith**

- **Selectmen discussed the increase in County Tax.**

- **Jared Darling asked Road Commissioner Doughty what his job consisted of - to which Mr. Doughty replied "whatever the townspeople direct him to do." It was explained to Mr. Darling that there is an outline of Road Commissioner duties in the MMA Road Manual, which he is welcome to review.**

Adjourned: 6:31 p.m.