

Submitted by: TOWN OF PHIPPSBURG Approved by Selectmen:
SELECTMEN'S MEETING
John M. Young MINUTES
Administrator December 12, 2007

Meeting convened at 6:00 p.m. with Selectmen Perkins, Pye, and Douglass in attendance.

I. Review and Sign:

1. Accounts payable and payroll warrants.
2. Meeting Minutes
3. Holding Tank Application

All items reviewed and signed

II. Meetings and Hearings:

1. Meet with the Assessing Agent to review corrective documents and MRS Audit/Preliminary 2008 State Valuation.

Juanita Wilson, Assessing Agent, presented the Selectmen with an abatement for Guy Hart Enterprises Inc. There was an irregularity with the TRIO software which caused an account to become undeleted (same problem occurred several weeks prior with an account for Stoors Bigelow). There were two lots which were merged into one lot – therefore one account in 1997. Although both accounts were billed in 2008 there was no intention to tax both. Selectman Douglass asked if there were any similarities between the Guy Hart Enterprises accounts and those of Stoors Bigelow. Ms. Wilson replied that there was no direct correlation and that there was not enough data to chase down the problem.

Ms. Wilson reported that she had received the Maine Revenue Service audit conducted in January 2007. Normally it is received back by August of each year – prior to commitment. This year it was not received back in time and she had to estimate the sales ratio in order to commit taxes. Because there was a lack of land sales with buildings the MRS felt the “sales pool” was not large enough so they used some post period sales data. They estimated the sales ratio 4% lower than Ms. Wilson had – so there will be a little less reimbursement in exemptions. She added that the Town continues to lose parity and that the Town’s quality rating is at 20 (upper bracket limit). The MRS Audit will be in the Commitment Book for public review. She reported that the proposed 2008 state valuation is \$634,000,000 and she felt that it was accurate and there was no basis for filing a grievance with MRS. She added that Phippsburg’s valuation is getting incredibly high.

III. Unfinished Business

1. Discuss McLanathan Estate and Land Use warrant articles.

Selectmen voted to accept the Town Meeting Warrant as worded with their recommendations of "approval" listed under Article 2 (McLanathan Estate donation) and Article 3 (Land Use Ordinance change). Selectman Pye recommended a mass mailing to the citizens advising them of the Special Town meeting.

Roy Clark, McLanathan-Phippsburg Fire and Rescue Fund, Inc., thanked the Selectmen and Town Attorney Rick Hornbeck for dealing with such a complicated matter.

IV. New Business

1. Review the "Town of Phippsburg Emergency Operation and Pandemic Flu Plan".

Selectman had individually reviewed this plan and given input to Gary Morong, Emergency Management Director. Selectman signed the plan.

2. Review "Maine Partners for Cool Communities" packet from the Conservation Commission.

Selectman Douglass took the packet home to review.

V. Department and Committee Reports

1. Police Department

Chief Skroski reported that he, Officer Andy Anderson, and Harbormaster Doug Alexander attended an elective training seminar on Improvised Explosive Devices (IED's). He also requested that people drive according to the road conditions.

VI. Selectmen/Administrator Comments and Announcements

1. Administrator Young

Administrator Young reviewed the "Citizens Energy/CITGO Oil Heat Assistance Program and announced upcoming events.

2. Selectman Douglass

Selectman Douglass stated that he had a discussion with the Road Commissioner and the rough conditions of the roads were due to the way the recent storm formed – we got rain first. He added that Bath uses pure salt and Phippsburg doesn't and today our roads are much clearer than Bath's. He stated that the Road Crew can't be everywhere at once and those citizens with concerns should contact the Road Commissioner directly.

VII. Adjournment - Selectmen voted (3-0) to adjourn at 6:30 p.m.