

Submitted by: TOWN OF PHIPPSBURG Approved by Selectmen:
SELECTMEN'S MEETING
John M. Young ADMINISTRATOR
Administrator MINUTES
January 23, 2008

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.
All items reviewed and signed

II. Meetings and Hearings:

1. Meet with the Assessing Agent, Juanita Wilson, to:
 - A. Review the MSRS Sales Analysis.

Ms. Wilson gave a copy of the MSRS Sales Analysis Report to the Selectmen. She has reviewed the 56 sales that are listed which cover the sales period from July 2006 to June 2007. Out of the 56 sales she has identified 35 that are "arms length" transactions. This will become the basis for the new certified ratio. She explained that there was no signature required – however the Selectman should review the Sales Analysis Report over the next week and advise her if they have any further input. She also mentioned that the Portland Press Herald had an article concerning home sales in Maine.

- B. Review corrective documents.

The Selectmen signed an abatement for Joanne Innes who owned a mobile home which was moved to Brunswick. State Statute requires that estimated taxes for the upcoming year be paid if a mobile home is going to be moved out of Town. The amount estimated was more than the actual tax committed. The account had been deleted and there was no record of the assessment. This was discovered by the Town Auditor. The refunded abatement was for \$16.68.

The Selectmen signed an abatement and supplemental bill for Alvin Brewer. Some of his land had been conveyed to his sons and the boat shop was attached to the wrong parcel due to a mistake in the deeds. The value of the boat shop was switched from one parcel to another. One parcel was abated \$424.23 and a supplemental bill for the same amount was issued to the other parcel.

- C. Discuss the Cox's Head town-owned land.

The possible sale/use of this property has been discussed at prior meetings. The question that has arisen is whether there is a "right of way" from the parcel to the water. Ms. Wilson has researched back to the 1913 plan of shore lots at Cox's Head when this property (noted as lot 24 at that time) was owned by Mark Percy. There were streets noted on the plans that were never developed (paper streets). She had never questioned the Town's

ownership of the property because it has been listed as town-owned property for a long time. She has obtained a survey which shows that in 1939 Mr. McCourt, Phippsburg Collector of Taxes, placed a lien on property in Cox's Head owned by a Mr. Morgan. However, she has been unable to determine if the lien was perfected. Because the Registry does not index this far back it will take about an hour of research to trace this. If she is able to locate the deed of record there is a possibility that there may be a deeded right of way besides the "paper street". If there is no deeded right of way then she would conclude that the Town has no water access because the Town had previously abandoned all public rights to "paper streets". Until she came across this survey the Town was looking at an estimated 8 hours of title research.

Selectman Douglass stated that the Selectmen have decided not to go forward with any warrant article at the next Town Meeting. The Town will retain ownership of the property until enough information is gathered to determine what future action to take.

III. New Business

1. Review the Audit Management Discussion and Analysis Report.
Reviewed and signed. Administrator Young mentioned that there may be some minor changes made by the Auditor who is currently reviewing it.
2. Review request from the CATV Committee to support LD2133 (Consumer Protection for Cable and Video Programming Customers).
Selectmen will take home to review and advise the Administrator on their individual support.
3. Review Comprehensive Annual Financial Report from Sagadahoc County.
Selectman Douglass will take home to review. He mentioned that the County has changed the format of their financial printouts which made tracking more difficult in the beginning but it is getting better now that it has been in place for awhile.
4. Review and approve schedule of copy fees.
The Tax Collector has surveyed surrounding municipalities and has completed the annual update of the fee schedule. Selectmen voted (3-0) to approve the schedule with the exception that the Administrator verify the cost for CATV DVD's with the PCATV Station Manager to see if the Town is charging enough.

IV. Selectmen/Administrator Comments and Announcements

1. Selectman Douglass:
Stated that the Times Record has an article concerning the efforts of Georgetown in seeking a partner for the School Consolidation. They are now looking at partnering with Mt. Ararat and Lisbon which would appear to allow school choice and less debt then if they had joined RSU #1.
2. Administrator Young: **Announced upcoming meetings and events.**

V. Adjournment - Selectmen voted (3-0) to adjourn at 6:32 p.m.