

Submitted by: TOWN OF PHIPPSBURG Approved by Selectmen:
SELECTMEN'S MEETING
John M. Young MINUTES
Administrator April 22, 2009

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

I. Review and Sign:

1. Accounts payable and payroll warrants.
2. Minutes

Selectmen voted (3-0) to approve the accounts payable and payroll warrants. Minutes were reviewed and signed.

II. Meetings and Hearings:

1. Meet with Curtis Doughty, Road Commissioner, to discuss lifting the Heavyweight Vehicle restriction on Town Roads (Posted Roads).

Commissioner Doughty recommended that the Town roads weight restriction be lifted as of noon on Thursday, April 22nd. Selectmen voted (3-0) to approve this recommendation.

2. Meet with Jim Totman, Fire Chief, for an update on the new ambulance purchase and sale of the old one.

Chief Totman requested permission to sell the 1999 Ambulance for \$18,300 which was the high bid of three on E-bay (\$300 goes to E-bay). Selectman Douglass replied that that was a fairly good price. Selectman Pye asked if that was within the range of what Chief Totman was looking for which he replied it was. Selectmen voted (3-0) to give permission for the sale (note: this action was also approved at the May 09 Annual Town Meeting).

Chief Totman asked permission to purchase a used 2008 E-450 P&L Ambulance from Sugarloaf Ambulance Rescue Vehicles. The cost would be as follows:

**Original Cost - \$137,976
Ford rebate - \$5,200
Ambulance Association donation - \$40,000
Amount from the 1999 Ambulance Sale - \$18,000
Final cost to Town - \$74,776**

Chief Totman requested a total of \$80,000 from the Fire and Rescue Capital Account to allow for the purchase of the Ambulance plus a backup camera, chains and other accessories.

In accordance with 30-A M.R.S.A. 5802 the Selectmen voted (3-0) to approve the appropriation of \$80,000 from the Fire and Rescue Capital Account for the purchase of the 2008 Ambulance and also voted (3-0) to authorize Chief Totman to be the Town's signing agent for the purchase.

3. Meet with Juanita Wilson, Assessing Agent, to review an abatement and receive an update on the re-valuation project.

The Selectmen reviewed an abatement from Richard Bartlett for 35 Seacrest Circle. They were provided information from both Mr. Bartlett and Juanita Wilson, the Town's Assessing Agent.

Ms. Wilson recommended that the abatement not be granted because Mr. Bartlett failed to find any sales to support that he was over assessed. She added that unlike the issue with some of the Painted Point lots, which had relative parcel sizes, Mr. Bartlett was trying to compare his lot with that of William Wyman's Campgrounds and the Dickinson's and averaging them. She added that you cannot average land values and Mr. Bartlett's issues relate more to the revaluation.

Selectman Douglass stated that Mr. Bartlett was welcome to see the Selectmen if they did not agree with the decision rendered.

The Selectmen voted (3-0) to deny the abatement request. The denial notice must be mailed within 10 days and then Mr. Bartlett has 60 days after that to request a hearing before the Board of Assessment Review.

Ms. Wilson gave an update on the ongoing assessment revaluation. She mentioned that when a property owner signs a property card it does not verify that notes taken by the assessors are accurate – it just acknowledges that the assessor entered the dwelling with permission. She also discussed having a computer for the public to use for reviewing information.

Ms. Wilson stated that some people think this is the worse time to do a revaluation because of the economy – but it is not. All indicators show that this revaluation is needed and the revaluation company is comfortable using current sales values, which have dropped in Maine only by 5% or 6% at the most. When people are seeing a greater drop the figures are not coming from within Maine. She added that the court has ruled that equity and fairness trumps values.

Selectman Douglass stated that a revaluation brings back equity to property valuations and if the Town does not change what is spent and the values go up the mil rate will go down. He added that it is about fairness.

III. New Business

1. Review and sign the Annual Town Meeting Warrant
Selectmen reviewed and signed the warrant.

IV. Selectmen/Administrator Comments and Announcements

1. Administrator Mike Young
Announced upcoming meetings and events.
2. Selectman Perkins
Thanked Administrator Young for the work he did on the Annual Town Report. Tom Totman recommended displaying photos of the past Selectmen in the Town Hall.

V. Adjournment - Selectmen voted (3-0) to adjourn at 6.52 p.m.