

Submitted by: TOWN OF PHIPPSBURG Approved by Selectmen:
SELECTMEN'S EMERGENCY MEETING
John M. Young MINUTES
Administrator September 17, 2009

Meeting convened at 5:30 p.m. at the Town Hall with Selectmen Perkins and Pye in attendance.

I. Meetings and Hearings:

1. Meet with Bill Van Tuinen (revaluation firm), Juanita Wilson (Assessing Agent), and Lisa Wallace (Tax Collector) to discuss the revaluation timeline and implementation date.

Lisa Wallace was unable to attend due to a prior commitment and Juanita Wilson was unable to attend because the exterior of the Town Office had been sprayed by Modern Pest Control and she is allergic to the spray used.

Selectman Perkins read an e-mail from Administrator Young which outlined what Mr. Van Tuinen has stated below. He added that there would be no additional costs to the town.

Mr. Van Tuinen explained that he was running behind in the revaluation and would find it difficult to complete in time for an October tax billing. He apologized for the situation and stated that Phippsburg was the most complex town he has done since 1978 and the weather conditions in June and July had really set him back. He discussed the feasibility of having his staff do everything needed to get the taxes billed using the existing assessment data and adding in the value of any new building construction or additions. He stated that he would start on this process as soon as possible and was comfortable that the bills would be ready to go out in mid October. He recommended delaying implementation of the new assessments until 2010 and if that happened he and his staff would do all the pickup work (new construction or additions) for the 2010 valuations. He stated that he wants to complete the revaluation as successfully as possible for everyone's benefit.

Selectman Perkins mentioned that this issue had been discussed at a meeting he had with Mr. Van Tuinen and others on Tuesday (he was the only Selectman in attendance). He stated that the winter and summer weather has been hard on all the trades. He added that the company could probably get what properties are left assessed, but the Town needed to make sure there was ample time for the public to look things over and ask questions.

Mr. Van Tuinen replied that the Town has different types of water front and some very expensive real estate. Even if everything was ready to go right now he would have to rush the hearings which would be unfair to the citizens.

Selectman Perkins stated that he wanted everything to go right and recommended delaying the implementation until next year. He added that Mr. Van Tuinen's plan was acceptable to Administrator Young, Tax Collector Wallace, and Assessing Agent Wilson.

Selectman Pye explained that the Town could not hold off on its tax billing because there would not be enough revenues coming in to operate without the taxes that would be due on November 15th. He added that everyone feels the Mr. Van Tuinen's company has been doing an exceptional job and has been working well with the Town's staff and citizens.

Mr. Van Tuinen stated that his company has worked hard and wants to do a good job. Delaying the implementation of the revaluation will get the Town through the financial bind he has caused.

Selectman Perkins stated that he didn't feel it was appropriate to go into any possible penalties and fines tonight. Mr. Van Tuinen added that from the conversation that has been held he can get through the commitment and iron out the details later, including financial penalties and a new timeline. If the Selectmen agree with his concept he will start integrating the assessment information tomorrow.

Selectman Pye stated that he was in favor of dismissing penalties if the steps outlined in Mr. Van Tuinen's plan have been completed and the new timeline adhered to. He added that Attorney Hornbeck had mentioned that it would be irresponsible to the citizens if the Selectmen released the company from its penalty obligation at this time.

Selectman Perkins made the motion, which was seconded, to "use the current 2009 property valuations with the addition of any new construction and/or additions for the 2009-2010 tax bills; and to extend the current contract of William Van Tuinen (revaluation firm) in time for the 2010-2011 tax bills, as per agreement between the Board of Selectmen and William Van Tuinen (revaluation firm) as of 09/17/09. Selectmen voted (2-0) to approve.

Selectmen also approved the press release, drafted by Administrator Young, that announces the revaluation extension.

II. Adjournment - Selectmen voted (3-0) to adjourn at 6.56 p.m.