

Town of Raymond  
401 Webbs Mills Road  
Raymond, Maine 04071  
207.655.4742

**BOARD OF SELECTMEN  
MINUTES**

Tuesday, February 21, 2006

Members present: Betty McDermott, Chairman; Mark Gendron; Lonnie Taylor; and Mike Reynolds.

Members absent: Dana Desjardins

Staff present: Don Willard, Town Manager; and Nathan White, Public Works Director

Others present: Charles Leavitt; Shirley Fielder; John McGhie; and Thomas Dostie.

- 1) Call to order. Betty McDermott called the meeting to order at 7:00 pm at the Town Office.
- 2) Minutes of previous meetings dated February 7, 2006.

MOTION: Mark Gendron motioned to accept the minutes as written. Seconded by Lonnie Taylor.

VOTE: 3 in favor (Gendron, Taylor, Reynolds) 1 abstention (McDermott)

- 3) Old (unfinished) business.

Betty McDermott recused herself for this item because she was not present for the initial discussion.

- a. Vision Appraisal Technology Revaluation – Request to consider rejection or modification – Wayne R. Holmquist, 42 Meadow Road.

DISCUSSION: Mr. Reynolds noted that this agenda item was in regard to discussion from their last meeting. He reviewed the points Mr. Holmquist brought to the meeting saying that Mr. Holmquist did not bring in specific backup materials for his comments. Mr. Willard reported that Mr. Holmquist's document was sent to Maine Municipal Association Legal Department for their opinion. He said MMA's response dated February 10, 2006 was written by Kristin M. Collins. He read MMA's substantive paragraph in summation noting that at this point the Board cannot throw out the appraisal. The abatement process would be progressing and that would be the avenue to question a valuation. Mr. Reynolds said he couldn't proceed with any action on Mr. Holmquist's request. Mr. Willard said the document sent to MMA was Mr. Holmquist's.

Thomas Dostie, Rosewood Drive, felt that the shift of the tax burden to the waterfront properties might be considered significant for disposal consideration. He felt there was some inequity and was still waiting for information as to how the numbers were derived. He felt that the Vision meeting didn't answer their questions about the process. He had concern that the deadline for abatements was coming very soon. He asked why he couldn't get an answer to his questions. He said that his original estimate was doubled within two weeks of getting the first estimate, and no one will give him the reason why. Mr. Gendron said that at the meeting he thought that individual properties were not being questioned but an overview of the process. He continued that their questions would be answered. Mr. Willard said that Kevin Lean was the Raymond operations director who couldn't attend the last meeting but said a second meeting would be arranged. He felt that Amanda Simpson couldn't answer the questions because she didn't do the work and doesn't know the in depth format they used. There will be another public meeting. Mr.

Dostie hoped that Ms. Simpson, as assessors' assistant, had been informed of the process and felt that she should be able to get the questions answered. Mr. Willard said that the written questions were presented a couple of weeks ago and Vision was working on them. Mr. Dostie reiterated that his questions had been submitted last fall. Mr. Gendron understood that Mr. Lean would be available to have a meeting and would work through model valuations for the public. He felt this would help resolve any misunderstanding. He said he was unhappy that Vision hadn't appeared to do this before now. He asked Mr. Willard to arrange another meeting. Mr. Reynolds said that the two notices were provided so that people could see what the estimate was and then what the final amount would be. Mr. Willard noted that Rosewood Drive was one place where numbers were unequal. Mr. Dostie said that one vacant lot on Rosewood had been on the market for over six months and was valued at over \$500,000 and the asking price is now \$350,000 and hasn't sold. He questioned how Vision could use comparable lots which are not in Raymond but through the abatement process taxpayers can only use Raymond comparable lots. Mr. Gendron said he would motivate Vision to have this meeting. Mr. Willard said that he couldn't guarantee all the written questions will be finished before a meeting if it's arranged in the near future. Mr. Gendron said he would at least get the meeting for the basic information. Mr. Reynolds noted that this meeting would not be for specific properties but only samples. Mr. Dostie asked that the highest changes of property value be discussed.

Jack McGhie, Crescent Shore Rd, reported there was a significant error in his value. He informed them that his property was valued at \$336 per foot and another lot on Crescent Shore was two thirds less. He said he had talked with Kevin Lean who didn't give him resolution. Mr. McGhie's attorney told him to talk with Ms. Simpson and that she didn't give him any satisfaction but told him her mantra of "abatement, Board of Assessment Review, Superior Court". He felt she owed the people of Raymond her time and patience. He said that his value was reduced without notice and without explanation. Mr. Gendron asked that any personnel issue should go through the town manager and not an open forum like a Selectmen's meeting.

Shirley Fielder, Whittemore Cove Road, said that many people have come to her through her real estate office and for her expertise. She had asked Vision to call but when they did it was an inopportune time for her and that they hadn't been in contact since. She encouraged a meeting with Vision because she has seen many problems with inequitable values. Some of the land is grossly overpriced describing land on either side of Cape Road with the higher values on the west side. She had concern for especially retired people who can no longer afford their new taxes and will have to sell.

Charles Leavitt, Leavitt Road, asked Mr. Willard if he had recently looked at the contract with Vision and whether they are upholding their part of the agreement. Mr. Willard said that they are trying to use Vision's effort to the best advantage and within the budget. He added that Vision would be available through the abatement process. Mr. Leavitt asked if they have responsibility to present their model and give full explanation. Mr. Willard said that their contract was done from a standard RFP and felt that their last public meeting was not complete because Mr. Lean was not able to attend. Mr. Leavitt asked if there was an answer to Mr. Dexter's question from the last meeting. Mr. Willard replied yes, and it appears there was a misunderstanding.

Shirley Fielder asked what book they used for valuation. Mr. Gendron said that they would try to find out through the meeting and the model. Mr. Reynolds asked that Mr. McGhie file his abatement so that he doesn't miss the deadline. Mrs. McDermott said that Ms. Simpson was trying to arrange a meeting in March with Vision.

Mr. Reynolds asked if they could delay the abatement deadline if it is necessary. Mr. Willard felt that it would be possible but would check on it with MMA legal. Mr. Gendron felt that everyone should be treated equally with full opportunity for discussion.

#### 4) New business.

a. Consideration of new road name: Bear Road off Tenney Hill Road. Second choice is Horizon View

DISCUSSION: Jack Cooper, Code Enforcement Officer, requested that the Selectmen consider naming the road Bear Road.

MOTION: Mark Gendron motioned to accept the name Bear Drive as requested by the landowner. Seconded by Mike Reynolds.

VOTE: Unanimous 4-0

b. Request for design, engineering and environmental development funding for an equipment storage building to be located at the Plains Road Public Works site – Public Works Director Nathan White.

DISCUSSION: Mr. White explained that they need some soils and design engineering for the National Guard to use. He has looking into going with a metal building which will be about \$20,000 cheaper than a pole building. He asked for \$10,000 for site engineering. Mr. Willard said that they had a meeting with the National Guard and a representative from the Department of Environmental Protection who had concerns and asked for an engineered design. The National Guard also wanted blueprints to work from so that they could teach their men how to work with them. He continued that the National Guard goal in doing these jobs for towns is an educational exercise for their men. Mr. White said they thought Raymond could get building blueprints from a neighboring town, but that hadn't turned out. He explained that they would need to have our engineer review plans or get plans from them which are certified and stamped. Mr. Willard said that Mr. White had looked at metal buildings which are pre-engineered. Mr. Willard said he would contact the National Guard to see if they would be willing to work with a metal building. Mr. Reynolds asked about the start date. Mr. Willard said soon after town meeting if it is passed. Mr. White said the metal building is pre-engineered and comes with plans. Mr. Gendron had concern that he didn't know what it will cost, what it will be, and for what purpose. Mr. Willard said they have to meet two time lines: town meeting and the National Guard deadline. Mr. White said that his idea was to have a building which would be usable for years to come for many Public Works purposes. Mr. Gendron felt that even with the free labor this might not be the thing to do at this time. Mr. Willard said that possibly we should wait to do this. He said the National Guard was very specific in what they expected the town to provide. Mrs. McDermott said that storage of equipment was very necessary and felt they might get the plans this year and put it up another year. Mr. White felt that it could be delayed to allow planning time. Mr. Reynolds asked if we would loose the National Guard volunteerism. Mr. Willard said that the Raymond's jobs are drying up because of necessary work which needs to be done ahead of time especially engineering. Mr. Reynolds asked if the National Guard would come back another year after Raymond waited so long to get their attention in the first place. Mr. Gendron felt the preponderance of money would go into the groundwork and not the building. Mr. Taylor felt this was a one-time chance and felt it should be taken advantage of. Mr. Willard reviewed the process of this endeavor. Mr. Reynolds suggested it go to town meeting for the money and ask the National Guard to give us the time in 2007 after we have all our planning done. Mr. Gendron agreed but wanted to know exactly when this building will be used and what the intent of its use will be. He wanted to make it right if we need it.

Mr. Leavitt felt this was a very healthy discussion and the master facilities plan through the One Raymond Committee would be a part of this. It's necessary to know what the future will need and how we're going to plan for it. Possibly the Building Committee should be expanded to look at these issues. All this will take some time for planning.

Mr. Willard said the original work planned for the National Guard was Sheri Gagnon Park but engineering found that it couldn't be done because there's no way to fully drain the site. Mr. Taylor said that the field is still in need. Mr. Gendron asked whether the field could be improved even if it wasn't perfect. Mr. Willard said they couldn't make a complex drainage system for that area. He added that Kevin Woodbrey had suggested raising the level of the field with fill to get it dryer. Mr. Gendron felt that possibly the National Guard could spread the fill with their

equipment. Mr. White had concern that by doing that the water might go onto Mill Street and would be an incomplete fix. Mr. Willard said that the cost of the fill would be expensive and didn't want to have it unsuccessful. Mr. Gendron reiterated that he felt more time should be used to study the projects. He said that Mr. Willard ask the National Guard whether this shift in timing would be possible.

c. Consideration of dog ordinance – Town Clerk Louise Lester and Animal Control Officer Don Alexander.

DISCUSSION: Mrs. Lester and Mr. Alexander presented the proposed ordinance. Mr. Gendron said that he approved of the ordinance but asked that several items be better defined: define assault by a dog; note that the fines are set in state statute; what the penalty would be for abusing an Animal Control Officer; whether Tassel Top Park will be allowing dogs to any extent; and define better the public areas where dogs can be taken on leash with mandatory feces pickup.

d. Consideration of a drug-free zone ordinance – Louise Lester, Town Clerk.

DISCUSSION: Mrs. Lester explained that this was being considered because of a new law passed in 2005 which allowed a town to designate a drug free zone which is an area up to 1,000 feet around public areas in the town where children congregate. This allows the court to double the penalty to anyone found guilty of selling drugs.

MOTION: Mike Reynolds motioned to approve the drug-free zone ordinance to add to the annual town meeting warrant. Seconded by Lonnie Taylor.

VOTE: Unanimous 4-0

e. Executive Session – Personnel matter pursuant to 1 M.R.S.A. §405(6)(A) Annual Town Manager Performance Review.

MOTION: Mark Gendron motioned to go into executive session to discuss a personnel matter. Seconded by Lonnie Taylor.

VOTE: Unanimous 4-0

RECESS: Betty McDermott recessed the meeting at 8:26 pm.

MOTION: Mark Gendron motioned to come out of executive session. Seconded by Mike Reynolds.

VOTE: Unanimous 4-0

Mr. Gendron announced that Mr. Willard had an excellent review, and they are all very pleased with his endeavors. He has a one-year contract extension.

5) Town Manager Report and Communications.

a. Time Warner Cable

Mr. Willard said he would speak with Melinda Forbes of Time Warner about receiving the \$48,000 for our pubic access equipment plus another \$10,000 for replacement equipment which was a part of our original cable contract. There will be a surcharge to Raymond's cable users of \$.21 per month. He noted Raymond had an option to drop it to \$.15 but choose not to do so in that is was such a very small savings. Our next contract will be in 2010.

b. Community Beautification/ Master Gardner Grant

Mr. Willard informed the Selectmen that the Beautification Committee had made application for engineering etc at Panther Run Rest Area in conjunction with the planning of a Veterans Memorial garden. This will be in kind assistance but no finances. The grant application will be very competitive and there is no certainty that Raymond will receive one.

6) Fiscal Warrants – Payroll and Appropriation Warrants – February 21, 2006.

MOTION: Mark Gendron motioned to approve the Payroll Warrant in the amount of \$43,411.44. Seconded by Lonnie Taylor

VOTE: Unanimous 4-0

MOTION: Mark Gendron motioned to approve the Treasurer's Warrant in the amount of \$98,884.32. Seconded by Lonnie Taylor.

VOTE: Unanimous 4-0

7) Adjournment.

MOTION: Mike Reynolds motioned to adjourn. Seconded by Mark Gendron.

VOTE: Unanimous 4-0

ADJOURNMENT: Betty McDermott adjourned the meeting at 10:42 pm.

Louise H. Lester

Town Clerk