Present: Chebeague Island Board of Selectmen Mark Dyer, Herb Maine, Leon Hamilton, Chris Rich and Donna Damon. Also, present William Shane Town of Cumberland Town Manager and William Healey Town Assessor.

Chairman, Board of Selectmen:

Mark Dyer – Chairman: called meeting to order 7:10PM.
Mark Dyer – Chairman: Discussed the purpose of the meeting. This will be a presentation of the Assessor’s Recommendation for Chebeague Island 2007 Municipal Tax Rate by William Healey. We will also be setting the new mil rate for the town.

Susan Campbell Town Clerk swore in William Healey as Interim Assessor for the Town of Chebeague Island.

Presentation:

Interim Assessor William Healey made presentation for Town of Chebeague Island for the 2007 Municipal Tax Rate (see attached recommendation)

Public Comment:

Mark Dyer – Chairman: Opened meeting to Public.
Donna Damon: How will Mr. Wilson’s prepayment be reflected in revenue? Will the prepayment affect the mil rate?
Ron Grenier: Mr. Wilson’s payment is a cushion for startup of $62,000 to $67,000. This payment will be reflected in received revenue.
David Hill: The Town of Cumberland had a line item number for unpaid taxes. In our original budget we had built in $37,000. Do we still need overlay?
William Shane: On the books we had $37,000 in assets.
Cheryl Buxbaum: What is the average of taxes not paid on time from Chebeague Island?
William Shane: Having the twice a year payments made things more manageable for people to pay on time. The island has about 98% of tax payers that will be on time.
David Hill: In reference to abatements. We have a line item of $4,000 in the budget already. Do we still need overlay?
William Healey: Remember you will have new construction that will give you more revenue.
William Shane: This is a presentation only. The final decision is yours.
Mark Dyer: How are abatements processed?
William Healey: If a taxpayer comes in with an appeal and it is filed the Assessor has sixty days to respond. If you have no local board the county will get involved.
Donna Damon: If the overlay is worked into budget, how much money value of taxes before the budget is not working?
Mark Dyer: If we use the budgeted line item up can we recommend to use the contingency fund?
Ron Grenier: Yes.
Mark Dyer – Chairman: Hearing no more comments from the public closed comment period.
Donna Damon: Second.

Chris Rich: I will go along with this due to the contingency plan.
Mark Dyer: I will support the mill rate of $20.49.

Mark Dyer: Any further discussion?

VOTE: UNANIMOUS.

Town Administration Report:

Designation of interest rate for late payment of taxes and liens.
Ron Grenier: MMA recommends interest rate for delinquent taxes at 12%.
Ron Grenier: We have asked to cancel the MOU with the Town of Cumberland to issue our tax bills. William Shane has agreed to this. We will have software installed and issue our own tax bills.
Herb Maine: MOTION: To set interest on late payments and liens at 12%.
Leon Hamilton: Second.
VOTE: UNANIMOUS.

To set interest rate for overpayment of taxes.
Ron Grenier: MMA recommends interest rate for overpayment of taxes at 6%.
Donna Damon: How do we handle an overpayment?
Ron Grenier: If a tax payer sends in to much money and we do send it back it collects 6% interest that the town has to pay back.
William Shane: You want to send the money back as soon as possible. You will find that most errors are made by the mortgage companies.
Donna Damon: How do you budget?
William Shane: We do not. It goes out as soon as possible.
Mark Dyer: Will TRIO flag this?
William Shane: Yes.
Donna Damon: MOTION: To set interest rate of 6% for overpayment of taxes.
Herb Maine: Second.
VOTE: UNANIMOUS – SAVE ONE

Discussion to approve all tax payments to the OLDEST unpaid taxes.
William Shane: Payments are made against the oldest tax bill. This avoids liens and foreclosures.
Donna Damon: MOTION: To apply all payments to the oldest tax bills due.
Chris Rich: Second.
VOTE: UNANIMOUS.

Discussion on hiring Town Assessor:

William Healey: I would think that one day a month would be sufficient except at commitment time when you will probably need three days.
Ron Grenier: Fifteen to twenty days a year.
William Healey: Yes.
William Healey: You will have approximately fifty permits a year.
Donna Damon: We are setting $20,000 a year away for revaluation in four to five years.
William Healey: a revaluation without inspection would be approx. $65,000 and with inspection would be approx. $250/300,000.
Donna Damon: Where are we now?
William Healey: 45/50%. I would recommend a complete revaluation for the island starting from scratch.

Mark Dyer – Chair: Adjourned meeting at 8:55PM
Leon Hamilton: Second
VOTE: UNANIMOUS

Mark Dyer extended our thanks to William Shane and William Healey for the presentation and explanations of the recommendations.