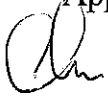

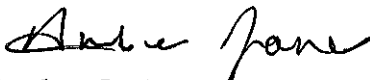


Submitted By:

Selectmen:

Approved by

 7/10/19
 7/10/19



Amber L. Jones

Administrator

**TOWN OF PHIPPSBURG
SELECTMEN'S MEETING
MINUTES
April 3, 2019**

The regular Selectmen's Meeting convened at 6:00 p.m. at the Town Hall, with Selectman Young, Selectman Mixon, and Chairman Read present.

I. Adjustments

Two oaths for signing: Thomas Totman to Appeals Board and Everett Perkins for the alternate position of the Appeals board, under Review & Sign.

II. New Business

1. Meet with Assessing Agent, Juanita Wilson, to review and sign the Ratio Declaration & Reimbursement Application for TY-19.

Assessing Agent, Juanita Wilson explained that the purpose of the declaration is for Maine Revenue Service (MRS) to estimate the amount of reimbursement funding that goes out to municipalities. The sales report shows a 98% certified sales ratio in the combined sales analysis. The 100% ratio may be maintained as long Phippsburg's ratio remains within 10%. Her contact at MRS is now looking primarily at the residential segment portion of the combined sales ratio because in most towns the waterfront is almost exclusively purchased by non-residents and they don't feel it should be influential on the Homestead exemption and on reimbursements. (If the sales ratio drops the reimbursement drops too). In Phippsburg she is observing a different trend, with 48% of residential sales had Phippsburg addresses and of the waterfront sales it was 40%. This is a high percentage in comparison to other towns and shows us that when people purchase waterfront homes in Phippsburg, they often intend to be year-round residents.

Looking forward, it being nine years since the 2010 revaluation, eventually as the cert ratio and the combined sales ratio drops, Phippsburg may not be able to declare 100%. In preparation for this, and the potential of having to petition the state to keep 100% ratio, she is tracking trends each year to provide MRS ample data to support such a petition. The last time she petitioned on the Town's behalf was during the equalization of 2006. Each year she will expand on the tracking report included with the Ratio Declaration she sends to MRS, and in the future it will continue to be tracked. In summary, Phippsburg is declaring a 100% ratio because it is within the range allowed.


Vote: Selectman Mixon made a motion to sign the Ratio Declaration & Reimbursement Application for TY-19, which was seconded by Selectman Young and passed by a vote of 3-0.

2. Meet with Emergency Management Director, Gary Morong, to discuss Sagadahoc County's request of municipalities to provide input on properties within flood zones, as part of maintaining the Sagadahoc County Hazard Mitigation Plan.

Emergency Management Director, Gary Morong explained that after any disasters and at least every two years, the Mitigation Plan needs to be updated. One meeting has taken place so far with Sagadahoc County EMA Director, Sarah Bennett, Road Commissioner Curtis Doughty and Road Committee member, Richard Wenzel, to look at current mitigation issues. As an example, Sam Day Hill Road wash-out areas. The current plan has language that requires a contact list of property owners/renters within flood zone areas, especially those with functional and sensory needs. Seeing this requirement on the form, Sarah asked if the Town could build a database with these property owners. Gary Morong

Submitted By:

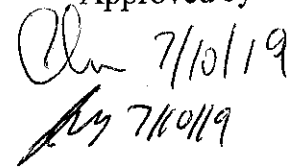
Selectmen:



Amber L. Jones
Administrator

TOWN OF PHIPPSBURG
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explained that he felt leery of this request because of any potential fallout from declaring a property is within the flood zone. As there could be insurance coverage ramifications to consider.

Assessing Agent Juanita Wilson commented that she is unaware of any community that would take on the liability of declaring a property is in or out of the flood zone, and offered a cautionary statement: a property owner can be within the flood zone and have a house that on a knoll 40 feet higher that isn't in the flood zone. If the town takes on the responsibility (and liability) of using flood zone overlay maps to determine which properties are within the flood zone, and then we build a database and list the properties, the Town runs the risk of creating false documentation that could impact property sales.

Selectman Young commented that if GIS overlays are available online, to use in combination with tax maps that could be useful for determining flood zone areas.

Administrator Jones interjected that so far we had not addressed the other piece of this request which is to identify individuals with functional or sensory needs, and mentioned that we are addressing this in another way; specifically with the Emergency Questionnaire form online which invites residents to self-identify as living alone and asks if they would like to be added to a list of individuals that emergency response should check on during storms or with the loss of power.

No action taken.

The request will be handled by Gary Morong, Emergency Management Director.

3. Consider accepting the following donations for the Phippsburg Fire Department capital account:

1. \$100.00 from Peter and Linda Flaherty
2. \$25.00 from Geraldine Hanley
3. \$25.00 from Constance Boardman
4. \$50.00 from Dorothy and Leon Weeks
5. \$150.00 from Glen Boucher & Family
6. \$50.00 from Clara Mae Darling
7. \$50.00 from David and Cathy Flaherty
8. \$25.00 from R. Sawyer, Abel Distributors
9. \$275.00 from Ronald and Lillian Beard

Vote: Selectman Mixon made a motion to accept all donations to the Phippsburg Fire & Rescue Capital account, which was seconded by Selectman Young and passed by a vote of 3-0.

4. Consider accepting a donation of \$250.00 from Karen McGuire for the Phippsburg Fire & Rescue Department capital account.

Vote: Selectman Mixon made a motion to accept \$250.00 from Karen McGuire for the Phippsburg Fire & Rescue Capital account, which was seconded by Selectman Young and passed by a vote of 3-0.

5. Road Commissioner, R. Curtis Doughty, requesting use of the town-leased, front-end loader for General Road Maintenance, and how best to allocate funding from that account.

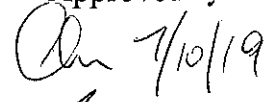
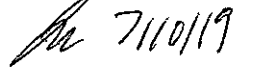
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Vote: Selectman Mixon made a motion to table this item until Road Commissioner Curtis Doughty can attend a Selectmen's meeting, which was seconded by Selectman Young and passed by a vote of 3-0.

III. Selectmen/Administrator Comments and Announcements:

Administrator Jones announced the deadline for returning nomination papers had passed, and that everyone who took out papers returned them. Gary Read, Julia House and Everett Perkins for Selectman, Lisa Wallace Tax Collector Treasurer and Clerk, and Lori Follet for Clerk as well. Absentee Ballots available next week.

VIII. Review and/or Sign:

1. Payroll and Accounts Payable Warrants
2. Selectmen's Meeting Minutes for January 23, 2019
3. Municipal Quit Claim Deed for Marshall G. Libby Jr. and Matthew A. Libby (Map 036 Lot 21), for tax lien years 2017 and 2018.

Vote: Selectman Mixon made a motion to sign Payroll and Accounts Payable Warrants, Selectmen's Meeting Minutes for January 23, 2019, and the Quit Claim Deed for Marshall G. Libby Jr. and Matthew A. Libby (Map 036 Lot 21), for the payment of back due taxes, which was seconded by Selectman Young and passed by a vote of 3-0.

Selectman Young requested a separate vote for the signing of oaths.

Vote: Selectman Young made a motion to reappoint Thomas Totman to the Board of Appeals to fill a permanent position, and to appoint Everett Perkins to the Board of Appeals as an alternate member to complete the remainder of a three-year term, which was seconded by Selectman Mixon and passed by a vote of 3-0.

Adjournment

Vote: At 7:11 p.m. Selectman Mixon made a motion to adjourn into a workshop to review the draft warrant for Town Meeting 2019, which was seconded by Selectman Young and passed by a vote of 3-0.