

COMMISSIONERS MEETING

April 18, 2012

YORK,ss

At a regular meeting of the County Commissioners of the County of York, begun and holden at the York County Courthouse first floor courtroom in Alfred, within and for the County of York, being held on Wednesday, April 18, 2012 A. D. at 4:30 P. M.

COMMISSIONERS PRESENT:

Sallie Chandler
Daniel C. Cabral
Richard R. Dutremble
David Bowles
Gary Sinden

County Manager Gregory Zinser was present at the meeting.

All present were invited to rise and salute the flag of the United States.

Prior to the commencement of the regular meeting, grievances were presented from the National Corrections Employee Union.

Commissioner Bowles motioned to enter into executive session pursuant to M.R.S.A. §405(6)(A) to hear the grievances. Commissioner Cabral seconded the motion. Vote 5-0.

Commissioner Bowles motioned to come out of executive session. Commissioner Cabral seconded the motion. Vote 5-0.

No action taken.

Item 1 PUBLIC COMMENT(S) ON ANY ITEM(S)

Item 2 TO REVIEW AND APPROVE THE MINUTES OF THE COUNTY COMMISSIONERS' REGULAR MEETING OF APRIL 4, 2012 AND SPECIAL MEETING OF APRIL 11, 2012

Commissioner Sinden motioned to accept the minutes with revision. Commissioner Bowles seconded the motion. Vote 5-0 (with Commissioner Dutremble abstaining from approving April 11th minutes as he was not present at the meeting).

Item 3 TO HEAR ANY REPORTS OF THE COUNTY COMMISSIONERS

Commissioner Bowles will defer BOC report to next meeting.

Commissioner Sinden questioned if the Manager had begun contacting the York County cities and towns regarding their thoughts on social service funding. County Manager Zinser responded that he had not but would start the process soon.

Item 4 TO HEAR ANY REPORTS OF THE COUNTY MANAGER

Sheriff Ouellette showed the Commissioners a plaque the jail had recently received for medical accreditation.

ITEM 5 NEW BUSINESS

Tax abatement denial appeal- Robert Frizzell, Chairman of Lebanon Selectmen Board and Darcy Goulet were sworn in by the County Manager.

Mrs. Goulet explained that her property consists of a house, automotive garage, apartment, pizzeria and two steel storage units on three and one quarter acres. She and her husband were told that a Lebanon Selectperson was on their property counting doors for storage units. The Goulets were informed that they had not been taxed by the Town of Lebanon on their storage buildings. The Goulets do not feel they should be taxed by the number of doors on the storage buildings. The buildings are assessed at a higher amount than her husband's garage. They received a notice that since no one else complained of the method, the Town would continue to assess storage buildings in the same method. The Goulets felt their needs had not been addressed thus resulting in their request to the York County Commissioners.

Commissioner Sinden asked if the buildings were used for any purpose. Mrs Goulet responded that they are commercial storage buildings and that Lebanon has no business zoning.

Mr. Frizzell, Lebanon Selectman addressed the Board. There are other mini storage units in town that are assessed the same way. No other owners have complained about the method of taxation. He feels the problem is they (Goulets) have not been taxed prior. Citizens continuously do not want a professional assessor to come in. Commissioner Sinden- asked what the rationale was for counting doors. Mr. Frizzell replied that is the way the towns has been assessing storage units since 2004. Commissioner Sinden asked if there is any other means for establishing market value? Mr. Frizzell responded there is not for storage units.

Commissioner Dutremble asked if some sort of standard was used to determine how much the per door charge is. Selectman Frizzell responded that it is how it was done when he was elected. Commissioner Dutremble asked if everyone was being charged the same way. Mr. Frizzel replied yes.

Commissioner Bowles asked what the basis for this determination was. Did the previous selectmen talk with a certified appraiser to come up with this formula? Mr. Frizzell replied that he does not know. Commissioner Bowles questioned if this is a fair method of valuation. Commissioner Bowles went on to state that he understands that the community does not want a professional appraiser but added whether or not the selectmen would be opposed to consulting with an appraiser to be sure they are using a fair method. He continued that the Commissioners hear more tax denial abatement appeals from Lebanon than any other town. Mr. Frizzell stated that the citizens keep voting it down.

Commissioner Dutremble stated that the Complainant has to prove that they are being taxed unfairly. He does not feel this was shown in this hearing.

Commissioner Sinden noticed all buildings are on Route 202. Would same formula be used regardless of location? Mr. Frizzel responded that it would be.

Commissioner Sinden questioned what Lebanon's certified ratio was. Mr. Frizzel responded that he thought it was 91%.

Commissioner Dutremble motioned to deny the motion on the basis that the Complainant did not show that they were assessed differently than other similar properties in Lebanon. Commissioner Bowles seconded the motion. Vote 4-0. Sallie abstained.

ITEM 6 OLD BUSINESS

None

ITEM 7 PUBLIC COMMENT(S) ON ANY ITEM(S)

**ITEM 8 TO CONDUCT AN EXECUTIVE SESSION ON PERSONNEL ISSUES
PURSUANT TO M.R.S.A. §405(6) (A) AND TO CONDUCT AN
EXECUTIVE SESSION CONSULTATION WITH LEGAL COUNSEL
PURSUANT TO M.R.S.A. §405(6) (E).**

ITEM 9 ADJOURN

Commissioner Dutremble motioned to adjourn. Commissioner Cabral seconded the motion. Vote 5-0.

Minutes taken by Executive Administrative Assistant

SIGNED: _____
Kathryn A. Dumont

ATTEST: _____
Sallie V. Chandler-Chair