

TOWN OF MADISON - PUBLIC NOTICE

The Inhabitants of the Town of Madison are hereby notified of a public meeting, The time, place and purpose of which are as follows:

MINUTES
BOARD OF ASSESSORS
Monday March 26, 2018
5:30pm Old Point Avenue School Meeting Room

- A. Salute to the flag: Meeting was called to order at 5:30pm
- B. Roll Call: Assessors Al Veneziano, Jack Ducharme, George Elias, and Paul Fortin were in attendance. Assessor Ron Moody and Assessor's Agent Shirley Bartlett were absent. Town Manager Tim Curtis was present.
- C. Discuss acceptance of meeting minutes from February 12, 2018: Motion to approve by Mr. Fortin, seconded by Mr. Elias. Motion carries 4-0.
- D. Old Business (Assessor's concerns from immediately preceding meeting): None
- E. New Business
 - 1. Discuss Abatement Requests
 - a. Acct# 2903. At a previous meeting the Assessors had approved an abatement for an incorrect grade which reduced the 2017 value by \$17,100. The property owner has asked for the abatement to be effective back to the tax year the property was developed in 2016.
 - b. Acct#2576. The property was purchased out of foreclosure for \$70,000. The Town value is currently \$102,000. Assessor's Agent Shirley Bartlett recommends adjusting the condition from average to fair resulting in a value of \$79,900.
 - c. Acct#1845. The property owner asked Shirley to revalue his mobile home. She recommended lowering the condition from \$11,500 to \$6,100.

Motion by Mr. Fortin to approve all three abatement requests for a total reduction in value of \$45,000.00 and a reduction in tax of \$958.95, seconded by Mr. Ducharme. Motion carries 4-0.

 - 2. Discuss assessment of a special tax on account #3274 (189 Preble Ave): Town Manager Curtis explained that the Town spent \$900.23 cleaning up debris from the property after obtaining a judge's order. That order allows the Town to recover clean up expenses through the issuance of a special tax at the Assessor's direction. Motion by Mr. Fortin to assess the property at 189 Preble Ave (#3274) a special tax of \$900.23 to be added to the 2018 tax commitment, seconded by Mr. Elias. Motion carries 4-0.

3. Update on Revaluation Phase #1: Town Manager Curtis updated the board on conversations with Shirley Bartlett about performing in-house updates to the tax cards. Shirley is ready to begin in April and plans to employ members of the Town Office staff for outside work. She estimates the cost for phase one to be less than \$60,000 and incorporate the approximately 850 homes in the 'in-town' area. Phase two would be around the lake and phase three would include the rural farm land area. The consensus of the Board was to move forward with this process with some conditions. Mr. Ducharme asked the Town Manager to review the personnel policy to make sure there would not be any conflicts or unintended consequences with using Town Office staff. Mr. Fortin asked about liability and worker's compensation insurance for the workers in the field. The Town Manager said he would work with Ms. Bartlett to generate a memorandum of understanding to include these details and a 'not to exceed' figure.

F. Assessors Concerns: None

G. Citizen Concerns: None

H. Executive Session to consult with legal counsel pursuant to 1MRSA 405 (6) (E): Motion to enter executive session at 5:47pm by Mr. Ducharme, seconded by Mr. Fortin. Motion carries 4-0. The Board exited executive session at 6:35pm

I. Adjournment: Meeting adjourned at 6:36pm