

**TOWN OF NAPLES  
MINUTES  
Monday, January 9, 2006 – 7:00 pm  
Municipal Offices Building**

**American Legion Post #155 – Liquor License Public Hearing:**

The Public Hearing was called to order.

Mr. Goodine has not received any notice of violations. There was no further discussion.

A motion was made to close the Public Hearing. The motion was seconded. The motion was approved unanimously.

**Regular Meeting:**

Mr. Paraschak called the meeting to order.

Also present were Patrick McGowan, Christine Powers, Dana Watson and Town Manager Derik Goodine.

Ms. Powers made a motion to table the approval of the minutes of November 21, 2005. Mr. McGowan seconded the motion. The motion was approved unanimously.

**Public Participation:**

None

**New Business:**

None

**Old Business:**

**State Valuation Discussion Revaluation Discussion with O'Donnell & Associates:**

Mr. Paraschak stated the Board asked for this meeting because the last town wide revaluation was done three and a half years ago, and we are approaching the mandated limit for another and the resale values keep increasing.

Mr. O'Donnell passed out the State study on the average ratios. They have to decide what to do, and when to do it. He continued by explaining that back in 2002, the State broke Naples into two groups: water affected (WA) and rural residential (RR). They

conducted individual group studies and a combined study. The 2002 ratios were based on sales from 7/01 – 6/02, which were 92% (RR), 91% (WA) and 93% combined. The 2004 study was based on sales from 7/03 – 6/04. The most current sales between 7/04-now are not reflected in the study. When the 2002 revaluation was done, rather than take just the 2002 sales, the Board decided to take the average from 00 – 02 sales. Since then, the assessment ratios (sales' values continue to rise compared to town valuations) continue to drop. In 2004, they were 79% (RR), 62% (WA) and 74% combined. One thing to take notice on is the wide range between the rural residential and the water affected properties. Mr. O'Donnell thinks the most important thing is to make sure that properties are assessed at the same level of value. They are prepared to do a revaluation for Naples in 2007. Mr. O'Donnell feels Naples should budget approximately \$100,000.

Mr. Paraschak asked what happens if Naples does nothing? Mr. O'Donnell said the State could hold back portions of the tree growth reimbursement funds. But the other things to think about are the homestead exemption, tree growth rates and CMP values that are adjusted by the certified ratio.

Mr. O'Donnell then explained that towns should budget and carry out revaluations every four to five years.

Mr. Paraschak asked if there were programs available for elderly shorefront property owners, so they do not get taxed out of their homes. Mr. O'Donnell only knows of the circuit breaker and tax/rent refund programs, which have been expanded recently and the reverse mortgage.

Ms. Powers asked if the revaluation was done in 2007, then when would the new values take effect? Mr. O'Donnell explained they would start the process in the late fall of 2006, and the values would be reflected in the 07/08 tax bills. Mr. Paraschak then asked what would happen if they adjust the ratio to 100%, then the market goes down? Mr. O'Donnell explained nothing really happens, the Town would have a lower tax rate. Adjustments can be done to lower the ratio, but then the tax rate would go up.

Mr. O'Donnell then explained the process they would go through. They would analyze sales; make changes to the schedules and then do a review. They would also notify all property owners of the new values and make time to meet with anyone who wishes to meet with them before the tax bills go out. He concluded the discussion by stating if the Board wants to do something for 2007; he would need to know by September.

### **Salt Sand Shed Construction Update Discussion of Bond:**

Mr. Goodine stated the building is about 95% complete. The inside pavement and the lights are not yet complete. The outside and inside paving, fencing and public sand barn will not be done until spring. At this point, Mr. Goodine feels the bond might be \$94,000. There is some additional paving that may need to be done. Mr. Goodine and Mr. Paraschak both feel that the heavy trucks going through the Fire Department area in the spring may damage the pavement that is there. Mr. Goodine is suggesting adding an inch overlay. Mr. Paraschak then stated that the money could come from the bond but he isn't sure if paving the fire station parking lot is outside the scope of the salt shed project. He then stated that it could wait and be voted on at Town Meeting as its own warrant

article. Mr. Watson asked if there is any financial savings to have it all done now? There is no real savings. Mr. Watson then made a motion to wait and ask for the money at town meeting. Ms. Powers seconded the motion. The motion passed unanimously.

Mr. McGowan then asked if they could look at the capital improvements and see if there are any funds that could be shifted?

Mr. Paraschak then wanted to discuss the \$1,700 increase in the latest bill. That increase came from the engineer's decision to change something at the prebid meeting, then later change it back to the original specification. Mr. Paraschak would like clarification on why that was changed and asked Mr. Goodine to contact the engineer.

### **E911 Addressing Ordinance Provisions:**

Mr. Goodine reminded the Board that this had to do with replacing road name signs on interior private roads. He has figured there are between 40-50 of those signs in Naples. Mr. Paraschak is aware of the value of having the signs in place but is concerned about maintaining signs on private property. Mr. McGowan suggested a permit process that could include a waiver and even an administrative fee to offset the costs. Mr. Watson feels that the way Mechanic Falls handles it is best. The property owners buy the sign and the town maintains the sign and pole. Mr. Paraschak feels that if that were reversed, it would keep the town off private property. The Board decided to have the Ordinance Review Committee review and make the change to have the Town buy the sign and the property owners to install and maintain it.

Mr. Goodine asked why we still use fire lane numbers and asked if they should be phased out? Mr. Paraschak responded by saying old habits are hard to get rid of. Mr. Goodine feels that fire lane numbers are confusing. It was recommended that Mr. Goodine talk to the Fire Chief and see what his preference is.

Mr. Paraschak wants to make sure that sign replacement isn't being abused and would like that somehow worded in the ordinance to reflect limits on the amount of times a sign will be replaced within a certain period.

### **Tabled Items:**

None

### **Manager's Report:**

Mr. Goodine is going to be speaking to Mr. Keith Luke, Windham Economic Development Director to discuss the details of TIF's.

The next meeting of the Naples Main Street is January 20<sup>th</sup> at noon.

The next Bulky Waste meeting will be January 12<sup>th</sup>. Mr. Goodine expects a lot of people to attend who are upset with the new rules pertaining to commercial haulers. Mr. Paraschak has spoke to several of those people and has told them that a new system was going to be in place by spring.

The TimeWarner takeover is close to finalization. Mr. Goodine has stated Naples would like to reserve the right to get any enforceable options in the franchise agreement, such as, live broadcasting.

Mr. Watson reminded everyone to get a new dump sticker.

**Consent Items:**

**Correspondence:**

Mr. McGowan made a motion to approve the liquor license for the American Legion Post #155. Mr. Watson seconded the motion. The motion was approved unanimously.

**Other Business as Appropriate:**

Mr. McGowan asked Mr. Goodine if he knew the status of the school budget process. He is not aware of their progress.

Mr. Paraschak mentioned his feelings of creating a committee to oversee the legion fields. Mr. Goodine feels it should fall under the Recreation Committee that already exists. Mr. Paraschak explained further that he feels there needs to be a group to manage the big picture of what goes on over there. Mr. McGowan agreed that there needs to be a governing authority to help with scheduling conflicts and maintenance. The new committee could also take on the playground, grange and possibly the beach too. The consensus was there should be a Parks and Recreation Committee. Interested parties will be invited to the next meeting.

Payroll and Payables were signed.

Meeting was adjourned.

Respectfully submitted,

Derik Goodine  
Town Manager