



*Sallie V. Chandler, Chair
District 1*

*Richard R. Dutremble
District 2*

*Daniel C. Cabral
District 3*

*Michael J. Cote
District 4*

*Gary A. Sinden
District 5*

**COUNTY COMMISSIONERS
COUNTY OF YORK**

45 Kennebunk Road
Alfred, Maine 04002

(207) 459-2313
Fax (207) 324-9494

YC-Commish@co.york.me.us

*Gregory T. Zinser
County Manager*

*Kathryn A. Dumont
Assistant to the Manager*

*Victoria C. Ridlon
Finance Director*

*Frank P. Wood
Treasurer*

*Rose M. Leeman
Deputy Treasurer*

COMMISSIONERS REGULAR MEETING

April 3, 2013

YORK,ss

At a regular meeting of the County Commissioners of the County of York, begun and holden at the York County Government Building in the Commissioners' Community Room in Alfred, within and for the County of York, being held on Wednesday, April, 2013 A. D. at 4:30 P. M.

COMMISSIONERS PRESENT:

Sallie Chandler
Daniel C. Cabral
Richard R. Dutremble
Michael J. Cote
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.

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

William Burns asked the status of the payments from the State Board of Corrections. The County Manager responded that the BOC has authorized payment of the third quarter monies to be split into to payments for a total of \$250,000.00. County Manager Zinser further stated that the fourth quarter payment had not been discussed in length at this time. He added that the BOC would have a \$700,000.00 deficit if payments as scheduled were to be made to all counties.

2 TO REVIEW AND APPROVE THE MINUTES OF THE COUNTY COMMISSIONERS MEETING OF MARCH 22, 2013

Commissioner Cabral motioned to approve the minutes of March 22, 2013. Commissioner Sinden seconded the motion. Vote 4-0. Commissioner Dutremble not yet present.

3 TO HEAR ANY REPORTS OF THE COUNTY COMMISSIONERS

Commissioner Chair Sallie Chandler reminded the board that the Maine County Commissioners Association meeting will be held on April 10th in Augusta.

Commissioner Cote announced that the York County Advocacy Meeting will be held in Sanford on Saturday, April 6th.

4 TO HEAR ANY REPORTS OF THE COUNTY MANAGER

The County Manager informed the board that the County has been working with York County Food Rescue, part of the Stone Soup Program in Saco, to give them temporary use of the former EMA building. He added they have fulfilled the terms of the lease agreement which runs from April 1st through June 30th and that we are working with the Alfred CEO to work out a more permanent arrangement.

Commissioner Sinden motioned to approve the County Manager's signing of the temporary lease agreement with YC Food Rescue, a program of Stone Soup. Commissioner Cabral seconded the motion. Vote 4-0 (Commissioner Dutremble not yet present.)

5 NEW BUSINESS

The County Manager swore in parties who were present to testify in the Neve tax abatement denial hearing (Martine Painchaud, Town of Eliot Tax Assessor, Paul Neve and Gretchen Storer, property owners.)

Property owner Paul Neve addressed the board and stated that he purchased the house in July of 2012 through the foreclosure process. The house and property were valued at \$469,000 but the house was not habitable. He is looking for a reduction in his property taxes for the period of April 1, 2012 through March 31, 2013. Commissioner Cote asked if the buildings (house and barn) have been demolished. Mr. Neve responded that the house had and added that he purchased the property for \$181,000.00. Commissioner Sinden asked if the value of the property (land) was in dispute. Mr. Neve responded that he did agree with the value of the land but disagreed with the assessment of the buildings. He and his wife feel the assessment should be \$269,000.00. The property is currently assessed at \$150,500.00. Commissioner Dutremble asked if a home inspection was done. Mr. Neve responded that it was ordered by the previous owners and that the home failed.

Martine Painchaud, Assessor for the Town of Eliot stated that the house was still on the property when Mr. Neve and Ms. Storer purchased it in July. She further commented that the law is clear that whatever is on the property as of April 1st is what is assessed. Commissioner Chandler asked if the house was inhabitable on April 1st. Martine responded that yes it was and that she had nothing to indicate anything differently.

Commissioner Sinden stated that he was curious as to the meaning of "according to the constitution, properties are valued with just value" as stated in Martine Painchaud's December 5th letter. He questioned how the Town of Eliot defines just value. Martine responded that it does not necessarily mean real value. She explained that Eliot underwent a revaluation two years ago and that property values are not being changed at this point. Commissioner Sinden stated that on a given property, "just value" is archaic and added that on the State of Maine's website, just value is synonymous with market value. Commissioner Sinden asked if Ms. Painchaud would agree that the condition of the property is part of market value. She responded yes.

Ms. Painchaud added that she cannot chase sales and she does not change the assessment when a sale comes in. According to her, no one came to her regarding this particular property and the building was no longer on the property when she looked at it. Commissioner Sinden questioned if it is possible to assume that the condition on April 1st was that the home was in pristine condition as the property owners have requested an abatement on the contention that it was not.

Mr. Neves stated that the Eliot Code Enforcement Officer visited the property and agreed it was uninhabitable.

Commissioner Sinden motioned to deliberate on this matter at the April 17th meeting. Commissioner Cabral seconded the motion. Vote 5-0. The matter will be deliberated at 5:00 per the request of the applicants.

6 OLD BUSINESS

None

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

8 TO CONDUCT AN EXECUTIVE SESSION ON PERSONNEL ISSUES PURSUANT TO 1 M.R.S.A. § 405 (6) (a), ACQUISITION OF REAL PROPERTY OR ECONOMIC DEVELOPMENT PURSUANT TO 1 M.R.S.A. § 405 (6) (C)), LABOR NEGOTIATIONS PURSUANT TO 1 M.R.S.A. § 405(6) (D) AND CONSULTATION WITH LEGAL COUNSEL PURSUANT TO M.R.S.A. §405 (6) (E).

Commissioner Cabral motioned to enter into executive session. Commissioner Sinden seconded the motion. Vote 5-0.

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

9

ADJOURN

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

S/YORK COUNTY COMMISSIONERS

Minutes taken by Administrative Assistant

SIGNED: _____
Kathryn A. Dumont

SIGNED: _____
Sallie V. Chandler-Chair