

Minutes
Winthrop Town Council
Special Meeting
Monday, March 27, 2006 at 7 p.m.

Winthrop Town Office

Attending: Councilors Despres, Putman, Cookson, MacDonald, Buck, Capara. Town Manager Cornell Knight, Asst Assessor Maura Smith, Supt of Schools Terry Despres. 65 residents.

Meeting was called to order at 7:00 pm.

Item # 26 Hold a public informational session on the town wide property revaluation project with representatives from Vision Appraisal Technology, Northboro MA.

Paul McKenny of Vision Appraisal reviewed the property revaluation process, the CAMA (computer assisted mass appraisal) software, on line features of the Vision program, how property will be valued based on the past two years of market sales, the separation of land and building values, the use of the Marshall Swift replacement cost schedules, the hearing process with the property owners, and the time frame for completion. Property will be assessed as of April 1, 2007.

Many questions were asked regarding waterfront values, depreciation, conditions and age of structures, the tax mil rate, the cost of the project, neighborhood values, developed and undeveloped land, the assessment of waterfront property by the running foot or by area, and whether the council can reject the finished valuations and revert to the 1991 numbers.

The contract with Vision Appraisal is \$287,600, which is a \$15,000 savings by doing the project jointly with the Town of Monmouth.

Councilor Caprara excused from meeting.

Recess at 8:45 pm.

Reconvened at 8:50

Other business:

Councilor Putman updated the council on the Winthrop Unites Advisory Committee work.

Motion by MacDonald Seconded by Buck to appoint Amy Cookson to the committee. Vote 4-0. Councilor Cookson abstained.

The recommendation from the suicide prevention report to use focus groups is set to begin. There will be 4 groups, Jr. Sr Girls; Jr. Sr. Boys; Recent female graduates; Recent male graduates. To get better participation it is recommended they be paid \$10 per meeting.

Motion by Cookson Seconded by MacDonald to allocate up to \$500 from the \$16,000 appropriation, to pay participants in the focus groups. Vote 5-0.

Councilor Putman reviewed the status of a grant application through the Bingham Program. The Bingham board will not make a decision until May 31, which is not enough time to do an rfp before the seniors graduate, a class the committee wants included in the Porch Light program. She suggested that a Request for Interest be issued to find out how many agencies are interested in participating, in the event the program is funded. The RFI will be direct mailed to agencies, in a legal ad and on the internet.

Motion by Buck Seconded by MacDonald to allow the WUAC to seek an RFI for the Porch Light program. Vote 5-0.

Motion by Cookson Seconded by Putman to adjourn at 9:10 pm. Vote 5-0.