

Submitted by:

Approved by Selectmen:

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Adele M. Suggs  
Admin Asst

*11/11/20*  
*[Signature]*  
*[Signature]*

**TOWN OF PHIPPSBURG  
SELECTMEN'S MEETING MINUTES  
November 4, 2020**

*The Selectmen convened at 5:00 p.m. at the Town Hall with Selectman Young, Selectman House, Selectman Mixon and Administrator Jones present.*

**I. Adjustments**

**Vote: Selectman Young motioned to go into Executive Session at the end of the meeting to consider use of the Goodwill Funds to assist a family in town. This is an emergency situation and he would like to consider it tonight. Motion was seconded by Selectman House and passed by a vote of 3-0.**

**Vote: Selectman Mixon motioned to propose the adjustment under New Business #3, to consider accepting a donation from James and Linda Totman in the amount of \$600 for the Walking Trail and \$600 for the Bowker Memorial Bench, which was seconded by Selectman House and passed by a vote of 3-0.**

*These donations were received from bottle returns at the Transfer Station.*

**II. New Business**

1. Meet with Assessing Agent Juanita Wilson to review:

A) the Tax Year 2020 Municipal Valuation Return for signing, and

*Assessing Agent Wilson provided the Board with a MVR packet. To accompany that she provided a tree growth breakdown and the current use enrolled farm land as of April 1, 2020. The working waterfront is the Albertson and Hunt properties and there has been no change from the prior year. She also provided a spreadsheet for the Houlton space; the only change there is map and lot. The Phippsburg Land Trust purchased two John Morse & Sons enrolled tree growth parcels. They had moved them into open space and done without penalty. Even though they are a charitable benevolent they are 100% tax exempt. If it comes out of current use, the advice of the MMA Legal Department is that there still would be a withdrawal penalty. If it stays under the current use umbrella, being a charitable benevolent and not being taxed, does not mean it would come out without penalty. There is a third party easement equivalent on both of those because there is a recorded grant arrangement with the Phippsburg Land Trust. There is always a manual overwrite on the Veteran's Exemption List. There are 90 veteran exemptions.*

**Vote: Selectman House motioned to sign Tax Year 2020 Municipal Valuation Return which was seconded by Selectman Mixon and passed by a vote of 3-0.**

B) the Maine Revenue Service Report of Assessment Review and Proposed 2021 State Valuation.

*Assessor Wilson included a cover memo that summarizes the vital points to communicate on. This*

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report does not require Selectmen signature. The Town of Phippsburg is declared higher than the previous year. There is an increase of \$20,650,000 which is 3.05% above last year. That represents the full equalized value of all the taxable property as of April 1, 2019. This includes the arm length sales from January of 2018 through December 2019. By receiving this application, as a community, you formally have until November 15<sup>th</sup> to appeal this to the State Board of Assessment Review. As you look at the sales that she attached to her memo, the Town's value is clearly underscored; there is not a lot of ambiguity. The average selling price this year is based on 60 sales, values are up, and inventory is low. The average selling price, based on those 60 sales, does reflect a decrease of \$71,250 from the prior year's study. The average selling price, waterfront/non-waterfront, of a home is \$387,765. The average ratio did decrease by 2.06% for a combined sales ratio of 92. The good news is the non-waterfront ratio sales improved by 1.09% to 93%. The waterfront lot influence sales decreased 5.21% to 91%. The 2% range from non-waterfront and waterfront is good. Ten years into a revaluation to have your waterfront and non-waterfront within a 2% range of accuracy is very positive. Overall, it means that the Phippsburg market is remaining stable. With the COVID 19 sales boost of Maine coastal real estate, Phippsburg is jarringly close to not maintaining a 100% certified sales ratio for tax year 2022, FY 2023. Anticipating what's going to happen with COVID 19's sales, that year we may not be able to declare 100%; this has real world impact. Assessor Wilson commented that we will be competing with West Bath and Woolwich if Phippsburg is looking into completing a revaluation in the foreseeable future. Selectman Young added that the town should set up an account to put money into over the next 3-4 years for a revaluation. Selectman Mixon stated that this would be valuable information for the Budget Committee.

2. Consider accepting a donation of \$5.00 from Joseph and Jessica Arsenault for the Bowker Memorial bench.

**Vote:** Selectman House motioned to accept the above donation which was seconded by Selectman Mixon and passed by a vote of 3-0.

3. Consider accepting a donation of \$1,200 from James and Linda Totman through the bottle drive at the Transfer Station. \$600 to go for the Walking Trail and a \$600 for the Bowker Memorial Bench.

**Vote:** Selectman House motioned to accept the above donation which was seconded by Selectman Mixon and passed by a vote of 3-0.

### III. Unfinished Business

1. Reconsider strategies to maintain a safe and healthy work environment and public services in response to the pandemic Covid-19.

*Administrator Jones expressed thanks for all the respect shown of mask wearing during the election; it was a high percentage and very mindful of the people around them. The process moved smoothly. Selectman Young added that within the next month or so talk should begin about Town Meeting next spring, setting a date (towards the end of May) and making arrangements for an outside meeting.*

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**IV. Selectmen/Administrator Comments and Announcements:**

Election results

*The Town election results are posted under Town Notices on the webpage.*

Veterans' Day: Town Hall closes, and Transfer Station is open

*Administrator Jones reminded that next Wednesday is Veterans' Day and the Town Office will be closed, however, the Transfer Station will be open on that day, and there will be no Selectmen's Meeting. Selectman Mixon stated that it is hunting season, so if you're out in your backyards and its' wooded, be mindful of who is around you.*

**V. Review and/or Sign:**

1. Payroll and Accounts Payable Warrants

**Vote: Selectman House motioned to review and sign Payroll Warrant 43 and Accounts Payable Warrant 44, which was seconded by Selectman Mixon and passed by a vote of 3-0.**

2. Card for the family of Edward Hunt

*Selectman Young read the letter aloud donating \$75 in Mr. Hunt's memory to the Sportsmen's Association.*

**Vote: Selectman House motioned to sign the letter to Cynthia Hunt and family which was seconded by Selectman Mixon and passed by a vote of 3-0.**

**VI. Executive Session**

1. To consider the use of Goodwill Account Funds to assist a family in town in an emergency situation.

**Vote: At 5:32 p.m. Selectman House motioned to go into Executive Session which was seconded by Selectman Mixon and passed by a vote of 3-0.**

*The Board came out of Executive Session at 6:06 p.m.*

**Vote: Selectman House motioned to make a \$3,500 donation to a family in need in town, from the Goodwill Account.**

*This donation will be on next week's warrant.*

**Vote was seconded by Selectman Mixon and passed by a vote of 3-0.**

**Adjournment**

**Vote: At 6:09 p.m. Selectman House motioned to adjourn which was seconded by Selectman Mixon and passed by a vote of 3-0.**