

5/4/22 JWC
SMW

**TOWN OF PHIPPSBURG
SELECT BOARD MEETING AGENDA
April 13th, 2022**

*The Members of the Select Board will convene at 5:00 p.m. with
Chairperson House, and Board Member Levene, and Administrator McLellan present. Board Member Mixon was remote via phone.*

I. Adjustments

II. New Business

1. Meet with Juanita Wilson, Contract Assessors' Agent to discuss Annual Sales Analysis for State Valuation (SV-23).

This year's report shows significant change. The report is based on sales between 7/1/2020-6/30/2021. Maine revenue service examines the sales assessed value divided by the selling price annually. The preliminary results should be available in November. The final calculation the auditors produce will be compared to other towns final numbers in Sagadahoc County. These numbers help generate tax levies that will allow the town to participate in county services. The evaluation for fiscal year 2023 will be applicable to the certified ratio of the tax year start of July 1, 2023, not 2022. Homestead exemptions and ratio forms for the fiscal year starting July 1, 2022, will remain at 100%. The sales since then have almost doubled (94). If the sales are small 70% core of sales are most analyzed. the probability of a 2-year study increases, Phippsburg has a history of 2-year studies. Wilson hopes this study will be 2-year study so that it will slow the trend of getting into a lower certified ratio. A one-year study will "hurt". It is up to the auditor to decide what is best. Wilson - We cannot maintain a 100% certified ratio. We have enjoyed it for the past 11 years. We have discussed openly, the last years we touched on it, that sale values have increased significantly over the last two years. Maine realtors studies document that Sagadahoc sales value climbed 23.64% in 2021. These documents are available in Town Hall. Levene asked for clarity on the impact to homestead exemptions. Juanita responded that when your certified ratio declines, exemptions decline. Levene and Wilson discussed options. House suggested a workshop at a future date.

2. Meet with members of the Budget Committee to discuss surplus recommendations.

Budget committee stated the town is up \$479,881.

House - The town needs a reevaluation, but it is going to be years before they get one.

House, Levene and the Budget Committee agreed that they should continue to discuss reevaluations at another time. The Budget Committee used options for updating Sam Day Hill as an example as to why the projected budgets are only good for ballpark numbers. House asked where last year's surplus is going, The Budget Committee responded that if we take out surplus so that it leaves \$800,000, we will meet the 10% criteria of the MMA guidelines which suggests 10-12%. If it is at 1.7% like last year would bring it to \$900,000.

Levene requested a discussion when the town nears \$800,000. There are multiple road projects on the calendar of this year, though some projects may continue or start closer to October.

3. Consider a capital request from the Town Landings committee for work on Bowker Landing.
Mixon (via phone)- The request is for up to \$10,000 out of capital for repairs at Bowker landing purchase concrete planks so Doughty and Sons can install them in the fall. This is one of two phases. Mixon will extend the order in July so that they replace the remaining planks. Levene motioned to approve. House seconded. Mixon excused himself. Approved 2-0

III. Unfinished Business

1. Uncollectable Abatement and Quit Claim Deed for Angie McKenzie, Map 38, Lot 8-MB-20-C.
The board voted last week but signed it this week.
2. Consider a new liquor license application from Giri Sebasco Inc. for Sebasco Harbor Resort.
*The Board tabled the application last week due to questions. House mentioned that the Board can hold public hearing. Levene is fine with no hearing. House suggested to motion with an exception that the applicant provide the actual current owner.
House motioned to issue the license to Giri Sebasco Inc. for Sebasco Harbor Resort with the condition that number 17 reflect the current owner and address. Levene seconded. Approved 2-0*

IV. Department and Committee Reports - NONE

V. Correspondence - NONE

VI. Courses, Meetings, and Seminars

Ross McLellan - MMA Budget Training April 14, 2022, Augusta Maine

VII. Administrator/Members of the Select Board Comments and Announcements:

1. Town Hall Closed - Monday April 18th, 2022.
2. Nomination papers are available at Town Hall for one (three-year) term for the following positions: Select Board, Budget Committee, Tax Collector, Treasurer, and Town Clerk.
3. April 30th, 2022 - Prescription medication take-back - Town Hall Parking Lot - 10AM-2PM.
4. April 30th, 2022 - Annual Roadside Clean Up. 8 AM. Phippsburg school is still looking for volunteers to help put up their gazebo on this date as well.
5. May 4th, Public Hearing - Route 216 Culvert Study Presentation. *Correction* May 11th at the elementary school at 5:30PM
6. House and the Select Board send condolences to the family of Herbie Freeman.

VIII. Review and/or Sign:

1. Payroll and Accounts Payable Warrants.
*Payroll Warrant 93- Levene motioned to approve. House Seconded. Approved 2-0
Accounts Payable Warrant 94- Levene motioned to approve. House Seconded. Approved 2-0
Accounts Payable Warrant 95- House tabled.*

IX. Public Forum - NONE

X. Executive Session - NONE

Adjournment - *Levene motioned to adjourn, House seconded. Approved 2-0*

- Budget Committee Meeting