

Submitted By:

Amber Jones
Amber L. Jones
Administrator

**TOWN OF PHIPPSBURG
SELECTMEN'S MEETING
MINUTES
March 20, 2019**

Approved by Selectmen:

Oliver 1/10/19
Young 1/10/19

The regular Selectmen's Meeting convened at 6:00 p.m. at the Town Hall, with Administrator Jones, Selectman Young, Selectman Mixon, and Chairman Read present.

I. New Business

1. Met with Assessing Agent Juanita Wilson to hear the Annual Sales Analysis, for July 1, 2017 – June 30, 2018.

Assessing Agent Wilson reported that there were no significant differences this year from last year. There were 45 arm's length sales; 42 of which were actively marketed on the MREIS System, and another 5 sales were Popham Beach condos. The sales of condos were not included in the percentages that Ms. Wilson used in her reporting. The mean was 94% which was a decline from 98% the year before. The median was 91% which was a decline from 97%, and the Standard Deviation was reasonable at 12%. The range is broad, but not unusual for a rural town at 53. The Town will likely be able to maintain the 100% Certified Ratio for another year. The median shift from 97 to 91 is significant. On a positive note the waterfront sales mean/median is .94/.90 and the non-waterfront sales mean/median is .93/.91 which is positive.

Assessing Agent Juanita Wilson also asked the Board to consider a Voluntary Tree Growth Removal, Supplemental Warrant for Aaron Doughty (Map 039 Lot 008).

Ms. Wilson provided the Board with the Supplemental Warrant, the tax bill, and the spreadsheet used to calculate the benefit. Aaron purchased 14 acres from John Morse. To calculate the amount of the warrant, two methods are used, and the more painful of which must be employed. Method A takes the total tax foregone, plus simple interest, which came to \$1,453.49. Method B takes full advantage of the land being in tree growth since 1978, and is a 20% penalty. The valuation difference was \$31,485, and the amount due was \$6,297. Ms. Wilson is asking for Warrant signatures on the amount of \$6,297; which is voluntary. Supplemental warrants are due 60 days from when they are issued, which means payment is due May 20th. If it is not paid in full, the interest starts to collect at 8% on that day. Ms. Wilson feels confident it will be paid immediately.

Vote: Selectman Mixon motioned to approve the Voluntary Tree Growth Removal stated above, which was seconded by Selectman Young which passed by a vote of 3-0.

Assessing Agent Juanita Wilson asked the Board to consider to consider a Voluntary Tree Growth Removal, and Supplemental Warrant to Flat Point, LLC, (Map 027 Lot 005) pending the receipt of a written request.

Ms. Wilson stated that this Tree Growth Removal process started last December. It was agreed that Ms. Wilson would re-calculate. The spreadsheet that she provided to the Board is to remove the tree growth in its entirety. The penalty for the entire removal is \$42,693.60.

Vote: Selectman Mixon motioned to approve the Voluntary Tree Growth Removal stated above in the amount of \$42,693.60, which was seconded by Selectman Young and passed by a vote of 3-0.

2. Meet with the Budget Committee to hear their recommendations on all Town budgets, including their recommendation for the amount to take out of surplus to reduce taxes.

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Wm 7/10/19
Jr 7/10/19

Mr. Toombs went through the Budget Synopsis, line item by line item, that was prepared by Administrator Jones. The Budget Committee is recommending \$685,000 be taken out of surplus to reduce taxes. Some discussion was held and questions answered on a few accounts. Thank yous were extended from the Select Board to the Budget Committee as well as Administrator Jones for all the long hours and work put into this recommendation.

II. Selectmen/Administrator Comments and Announcements:

Nomination Papers available as of Feb. 15th - due back 5:00 p.m. Friday, March 29, 2019

Positions open in the election are:

- One (three-year) term on the Board of Selectmen
- One (three-year) term on the Budget Committee
- One (three-year) term for Tax Collector
- One (three-year) term for Treasurer
- One (three-year) term for Town Clerk

Selectman Read stated that nomination papers are available as of Feb 15th and due back by 5:00 p.m. on March 29th. He read the open positions listed above.

Administrator Jones announced that Kim Albertson pulled papers today for the Budget Committee.

Selectman Read re-capped by stating two people have pulled papers for Selectmen (Julie House & Gary Read), Kim Albertson (Budget Committee), Lisa Wallace has pulled papers for Town Clerk, Tax Collector & Treasurer.

Selectman Young reported that there is a letter from the Phippsburg Land Trust for monitoring at Totman Cove. There are a couple small encroachments. He was asking if it had also been forwarded to Anna and Administrator Jones told him it had.

III. Review and/or Sign:

1. Payroll and Accounts Payable Warrants
2. Architect/Engineer Agreement between Baker Design Consultants and the Town of Phippsburg for the Fort Popham Pier Improvements.

Selectman Mixon provided information to the Board. Baker Design Consultants did the original assessment back in 2014. This is the first step to execute the work that is going to happen down at Popham Pier. The goal is to have an informational meeting with all the committees who want to attend, next month, and then get it out to the public.

Vote: Selectman Mixon motioned to review and sign the above items, which was seconded by Selectman Young and passed by a vote of 3-0.

Selectman Young suggested putting the Community Garden on the Selectmen's Agenda for next week.

Adjournment

Vote: At 6:52 p.m. Selectman Mixon motioned to adjourn, which was seconded by Selectman Young and passed by a vote of 3-0.