

Submitted By:

Approved by Selectmen:

*Amber Jones*

Amber L. Jones  
Administrator

TOWN OF PHIPPSBURG  
SELECTMEN'S MEETING  
MINUTES  
October 23, 2019

*11/13/19*  
*14/13/19 JH*

*The Selectmen convened at 5:00 p.m. at 39 Maple Street for a site visit and then reconvened at 6:00 p.m. at Town Hall with Administrator Jones, Selectman Mixon, Selectman Young and Selectman House present.*

**I. New Business**

1. Met with Assessing Agent Juanita Wilson to review the Tax Year 2019 Municipal Valuation Return for signing, along with the Maine Revenue Service Report of Assessment Review and Proposed 2020 State Valuation.

*Ms. Wilson explained that Phippsburg remains the third most valuable town within Sagadahoc County which also means it is the third highest taxpayer. For the State Valuation, towns have until November 15<sup>th</sup> to appeal to the State Board of Property Tax Review. Value this year shows an increase of 6.74% with a declared value of \$676,500,000. The audit was conducted here on June 17<sup>th</sup> and using the same field assessor for two years. The data is from January 2017 through December 2018. The average selling price reflected a mild increase, with 65 sales of about \$12,200. The average selling price of a home, with everything combined, is \$387,765. The average ratio decreased by 3.16%. There is a 4% range between non-waterfront and waterfront statistical analyses; that is a healthy indicator. There is a combined sales ratio of 93% which remains credible. There is nothing very different on the Municipal Valuation Return. From the prior year, there were 3 tree growth penalties; a total of 62.55 acres, penalties in that year came to \$66,920. There are 92 veteran exemptions. Total exemptions are \$31,928,600. In terms of new dwellings, they are only listed when they are ready to be occupied. There were six new houses and two that were totally demolished with a net increase of \$1,795,900. Manufactured homes also include a couple of RV's over 32' in length. There were six new manufactured homes that came in, and two demolished or removed for a net increase of \$41,100.*

**Vote: Selectman Young motioned to accept and sign the Tax Year 2019 Municipal Valuation Return, which was seconded by Selectman House and passed by a vote of 3-0.**

2. Meet with members of the Financial Investment Committee to hear an update on the H.M. Payson investment accounts.

*The account has been running for about 4 years. It started with \$430,000; and there have been distributions of \$12,000, \$16,000 and \$16,000 for the last three years. Currently the balance is approximately \$550,000 in the account and another approximately \$10,000 that is associated with the 250<sup>th</sup> anniversary fund. The portfolio has had about a 9 ½% return, per annum, over the last four years, which is extraordinarily good.*

3. Meet with Harbormaster Douglas Alexander, to get an update on the status of repair to Meadowbrook Landing by E. Davies Allan of Chesterfield Associates Inc.

*Mr. Alexander reported that Mr. Allan made his three trips to Meadowbrook Landing. There was no further damage to it. Mr. Alexander provided pictures to the Board. Mr. Allan called and asked about the excavator that is on wheels; he would like to bring it back in on Friday and then the job will be complete. Mr. Alexander told Mr. Allen that after the three trips he would need to come back to the*

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*Selectmen for permission and Mr. Alexander will give Mr. Allen the answer tomorrow after speaking with the Board tonight. Mr. Alexander offered to be present when he takes out the excavator, which would be Friday morning.*

**Vote: Selectman Young motioned to allow Mr. Allan one more trip to bring in the excavator, if it has wheels, on Friday at 9 a.m. with the Harbormaster present to make sure things go well, which was seconded by Selectman House and passed by a vote of 3-0.**

*Mr. Alexander will ask Mr. Allan when he is going to come back to make some repairs and he will let the Board know.*

**II. Unfinished Business**

1. Meet with Sidney Rogers to discuss the progress of clean-up at 39 Maple Street over the last year, and the steps to completion.

*There was another site visit tonight prior to the Selectmen's meeting. The Board has been going out there each month for about a year and a half; there has been significant progress. The Board wanted to bring Mr. Rogers back in to see what items have been put into compliance. The Consent Agreement that was signed in November of 2018 stated that the removal of refrigeration equipment, propane tanks and tires needed to take place. From what the Board has observed those environmental hazards have been removed. The terms of the Consent Agreement have been met, though there is still work to be done. Selectman Mixon feels that the frequency of site visits can be decreased as long as there is progress being made. There is scrap metal still, and Mr. Rogers is actively cleaning, sorting and removing it. Selectman House would like to see Mr. Rogers continue on his own. The Board will make another site visit on 12/11 at 4 p.m. If they don't see the environmental violations again, they will schedule another site visit when the snow is gone and reassess where they are at. Selectman Mixon will check with Codes Enforcement Officer, Lee Rainey, on how to document that the violation has been met.*

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

*Selectman House stated that Trick or Trunk and food collection for the Bath Area Food Bank is this weekend in the Town Hall Parking Lot, 5:30-7:00 p.m.; anyone interested in participating with a vehicle, please contact Michelle Sloan. There will be one vehicle set up as a non-perishable food pantry drop off. Selectman House also sent condolences to the Freeman Family in the passing of Donald Freeman yesterday.*

*Selectman Young thanked Gary, Curtis and the Fire Department for all the work they did during the storm. Also on November 10<sup>th</sup>, from 7-9 at the Sportsman's Association, a Veteran's Breakfast will be held. Veterans are welcome to attend - free for the Veterans and their families are by donation. Elections are coming up on Tuesday, November 5<sup>th</sup>, from 8 to 8. Absentee ballots are available.*

*Selectman Mixon announced that Saturday, the 26<sup>th</sup>, is youth day for hunting.*

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IV. Review and/or Sign:

1. Payroll and Accounts Payable Warrants

**Vote:** Selectman Young motioned to approve the Payroll and Accounts Payable Warrants, with a couple of changes that were noted, which was seconded by Selectman House and passed by a vote of 3-0.

2. Selectmen's Meeting Minutes for September 18<sup>th</sup> and 25<sup>th</sup>, and October 2<sup>nd</sup> 2019

**Vote:** Selectman Young motioned to approve the above minutes, which was seconded by Selectman House and passed by a vote of 3-0.

V. Public Forum:

*Mr. Newall distributed a packet to the Board to show what he is dealing with in his neighborhood. This has been created by a new neighbor/property owner. Selectman Young does not feel comfortable discussing this during Public Forum; he feels it should be put on the Agenda so there is public notification. This item will be put on the Agenda for next week for further discussion with Mr. Rainey also in attendance.*

*Gary Morong stated that the new Nexus is installed downstairs, but there is still one more piece that needs to be added to it. We're sitting on a \$6,000 bill. Mr. Morong wants to make sure everything is up and running correctly before final payment. The part should be in next week.*

*If anyone has any questions about tree removal, call Curtis Doughty.*

*Gary Morong reported that on the Acre Lot clean-up they opened up a small area where they think the cemetery is. Now the problem is proving that it is there; they did find a few field stones. They also unearthed a fitted chain, four silver spoons with the initials EB. A pin/locket was also found that is going to be taken to the jeweler's to get cleaned up to see if there might be a picture inside. There has been a good turnout for this clean up. You can see where the buildings were at plus a well. Four or five stones were also unearthed which were in a line.*

Adjournment

**Vote:** At 7:05 p.m. Selectman Young motioned to adjourn which was seconded by Selectman House and passed by a vote of 3-0.