

Select Board
Town of Bowdoinham, Maine




Peter Lewis, Chair



Jeremy Cluchey, Vice-Chair



David Engler

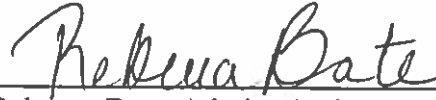


Judith Gray



Thomas Walling

Respectfully Submitted,



Rebecca Bate, Admin. Assistant

MINUTES
Town of Bowdoinham
Select Board & Board of Assessors Meeting
May 28, 2019 at 5:30 p.m.

1. Call the Meeting to Order & Establish a Quorum at 5:30 p.m.

The meeting was called to order and quorum established by Board Chair Peter Lewis at 5:30 p.m. Select Board members Peter Lewis, Jeremy Cluchey, Thomas Walling, Judy Gray, and David Engler were present. Staff present included Town Manager William Post, Planning & Development Director Nicole Briand, Assessors' Agent Darren Carey, and Intern Alison Hooper. Also present were Betsy Steen, Bowdoinham Historical Society and Dean Beckwith, Bowdoinham resident

2. Amendments to the Agenda - None
3. Approve Consent Calendar
 - A. Meeting Minutes of May 7, 2019
 - B. Warrants and Financial Reports:
 1. Treasurer's Warrant # 76 for \$31,176.44
 2. April Financial Report
 - C. Reports & Communications
 1. Sheriff's Department April Incident Report
 2. Town Clerk & Registrar of Voters' April Activity Report

On Motion of Cluchey/Engler the Board voted 4-0-1 to approve the Meeting Minutes of May 7, 2019. Peter Lewis abstained.

On Motion of Cluchey/Engler the Board voted 5-0 to approve the remainder of the Consent Calendar as presented.

4. Action Items
 - A. Act on Open Farm Day Schedule of Events and Budget

The Manager explained that the Board must approve the Open Farm Day event budget in order for it to be covered by the Town's liability insurance and because it is a TIF funded event.

Planning & Development Director Nicole Briand explained that Open Farm Day will consist of farm and studio tours. The hours will be 9:00 a.m. – 3:00 p.m. and each studio and farm will have their own hours staggered throughout the day. After the farm and studio tours have concluded there will be a barbeque at the waterfront from 3:00 p.m. to 6:00 p.m. Planning & Development Director Briand stated that there will be a plan in place in the event of inclement weather. The barbeque and food would be moved to the Masonic Lodge and the music would continue at Watersong Music.

which means that the Town needs to make some increases in values for property assessments.

Assessors' Agent Darren Carey explained that the Town is required to report the ratio or percentage of just value upon which local assessments are based. Just value in simpler terms is the market value of property but it is not as simple as that, see Title 36 §701-A for a definition. Maine Revenue Service has estimated our Developed Parcel Ratio to be 87%. Last year it was 90% and the Town was allowed to report/declare 100%. This is calculated using a ratio study that analyzes our sales within the Town over the last 12 months.

Assessors' Agent Carey explained that at this time there are three options and the Board of Assessors are required to make a decision. The input from the Select Board will give him the guidance he needs before the Town will commit taxes in late August or early September. All three options influence the upcoming Municipal Valuation Return and how the Tax Rate is calculated.

Assessors' Agent Carey explained the three options to the Select Board as follows:

Option 1:

Use 87% as estimated by Maine Revenue Service through their audit process. This is conducted on a yearly basis. This would ultimately lead to a town wide revaluation. The last revaluation was conducted in 2006 and was conducted by the Assessors' Agent at the time. This option would have an impact on our state reimbursements with regard to the Homestead, Veterans, blind and BETE (Business Equipment Tax Exemption) exemptions. It would also adjust the Tree Growth and Farmland values.

Option 2:

Use 96%, this is within 10% of Maine Revenue Services estimate. This would also lead to a revaluation but only minor adjustments to the previously mentioned exemptions and values.

The difference between Option 1 and Option 2 is the amount of reimbursement the Town would receive from the State. Option 1's estimated Homestead value is \$8,634,750 down from \$9,820,125 last year based on 785 Homestead exemptions. Option 2's estimated Homestead value is \$9,528,000.

Option 3:

A partial revaluation would be implemented for the Town's fiscal Year 2020. This would be done with the assistance of Maine Revenue Service. The revaluation would be focused on Building values. Assessors' Agent Darren Carey stated he had discussed this option with Maine Revenue Service and it was estimated that the Town would need to add 20% to building values from last year's commitment. Total building value last year was \$120,428,900 and this value would need to be increase by approximately \$24,100,100. The homestead value for this option would be estimated at \$9,925,800.

5. Discussion Items

A. Maple Tree Tapping in Town-owned Cemeteries

The Manager explained that several months ago resident, George Frizzle complained to the Manager and Vice-Chair Cluchey about the tree-tapping that had been done in Village and Ridge Cemeteries. George Frizzle stated that he felt it was disrespectful to tap maple trees in the cemeteries.

Board Chair Peter Lewis stated the Cemetery Committee had discussed this matter and he thought the biggest issue for the Cemetery Committee was that the tree tapping seemed so much more noticeable this year with the bright, orange buckets. A recommendation for next year to use galvanized buckets so they will not stand out as much. Board Chair Lewis stated he has no issue with the tapping of the maple trees in the cemeteries so long as it is done in a respectful manner, and there is some educational benefit to it.

Board Member David Engler agreed with Board Chair Peter Lewis, and stated he had no issue with the tapping of the maple trees, so long as it is done in a respectful manner and that the tree tapping has an educational component associated with it. Board Member David Engler stressed that the word “respectful” is of utmost importance in this issue.

Vice-Chair Cluchey stated that as he understood, only one person in the community taps the cemetery trees. Vice-Chair Cluchey suggested there could be direct communication with the person who taps the trees, stressing respect and using galvanized buckets, as opposed to the tree tapping becoming any kind of issue or needing a policy change.

The recommendation from the Board was to use galvanized buckets and have the buckets placed out of sight or at the edges of the cemetery as much as possible.

6. Town Manager’s Report

Intern - The Manager introduced Alison Hooper to the Select Board. Alison lives in Bowdoinham and attends the University of Maine at Farmington and is studying English and pre-law. Alison will be working at the Town Office for the next twelve weeks. The Manager encouraged the Board Members to stop in and say hello to Alison.

New Public Works Facility – The Manager explained that the new facility is 99.9% complete. Grading was to be done that day, and paving is to follow right after that. The building is complete with just punch list items remaining to do. The Manager explained that he will do a final walk through with the engineer next week.

Warrant for Bond Payoff – The Manager explained that the Town received the Bond Bank proceeds which were wired in to the Town’s account. The Manager explained that this week he will prepare a warrant with the bond proceeds to pay off the bond note and will need Select Board members to come into the office and review and sign that warrant.

Eagle Scout Project – The Manager explained that he had been approached by Eagle Scout Candidate Nathan Taylor of Ridge Road. Nathan Taylor has proposed for his Eagle Scout project that he would like to purchase and place a flagpole and flag at the recreation fields. The Town currently does not have a flag at the recreation field. Nathan