

**TOWN OF SANGERVILLE**  
**SELECT BOARD**  
**MEETING MINUTES**  
**Beginning @ 4:00pm**  
**Wednesday, June 19, 2024**

**Item 1. Open Meeting:** Chair called meeting to order at 4:00 pm, followed by the Pledge of Allegiance.

- A. Selectpersons Present: Jody Cabot (Chair), Dale Gray, Jeff Peters
- B. Employees Present: Jeff Libby, Michelle Nichols, Matt Blockler, Travis Labree
- C. Public Present: Mike Gould, Debi Gould, Casey Riitano, Patty Davis, Paul Davis, Lorna Bell, Ken Bell, Gerald Peters, Diana Bowley, Larry Daggett, Roy Lord, Michelle Lord, Melissa Getchell, Sandy Peters, Jolene Gray, Chuckie Bean, Orman Gray, Bruce McNaughton, Josh Morin.

**Item 1: Executive Session – Personnel & Legal: Chair Cabot made a motion to go into Executive Session at 6:39pm, Legal M.R.S.A. § 456-E. All in favor. Chair Cabot made a motion to come out of Executive Session at 7:13pm, Selectperson Gray , 2<sup>nd</sup>. All in favor. Action taken. Approved attorney to draft a letter to Mr. McKinney to help grant access into town property.**

**Item 2. Approval of Minutes: 05/08/2024, 05/28/2024, and 06/13/2024**

**A. Select Board Meeting:**

Selectperson Gray made a motion to approve minutes for 5/8/24, 5/28/24, and 6/13/24, Selectperson Peters, 2<sup>nd</sup>. All in favor.

**Item 3: Town Manager’s Report:**

- A. June 3<sup>rd</sup>, six bids were sent out to 6 different companies to give us a figure for a bid package cost on renovating the old town hall building. 3 engineering groups and 3 groups that deal with historic building preservation. We should be getting them back around June 21<sup>st</sup> of this month. State salt bids can be entered, tell them how many tons you want to use. Sangerville usually used 150 tons a year. New England Salt won the bid on that. We usually pay \$88 per ton for salt. This year it’s \$81.95 per ton.
- B. Trio system is going to be updated within the next year. We had a BMV audit, and they didn’t like several things we are currently doing and have to address. Jeff Libby listed the numbers for the system changes. The mandatory TRIO switch starts the first of 2025.
- C. ATV trails. Which ones are open and closed? We don’t know. We’d like to get some ATV trail maps in the town office to offer to people. John Riitano from 2 Knights Brewing would like to expand the trails or open some to get more business opportunities from ATVs. The town has to fill out an application and submit to DOT for ATV access on the two state pieces, Rt. 23 and Douty Hill. Chair Cabot made a motion that the board is in favor of moving the process forward, and our clerk will write up a letter of support, Selectperson Gray, 2<sup>nd</sup>. All in favor.
- D. The town manager has spoken with companies about air packs, and Fire Tech seems to be the best option. It’s suggested that we buy 2 packs at \$8,325 pack. We’d have two packs

and four bottles, and before the end of the budget year, close to January 1<sup>st</sup>, 2025, but two more packs and four more bottles and that offsets your packs.

**Item: 4: Road Commissioners Report:**

Other than the salt bid, we've had some roads graded by Lawson Landscaping.

**Item 5. Review of the Treasurer's Warrants:**

**A. Payroll - # 35, #38, & #39**

**B. Accounts Payable – #36 & #40**

Selectperson Gray made a motion to approve A & B as read, Selectperson Peters, 2<sup>nd</sup>. All in favor.

**Item 6. Old Business:**

**A. Computer Issues:**

- Our computers are more than 10 years old.
- The town manager's computer had to be replaced.
- The clerk and deputy clerk's computer's have been acting up.
- Selectperson Gray is going to see if his company has some left that they can donate to the town office.
- Brian suggested checking the state surplus as well.

**B. Quit Claim Deed, Certified Letter to Mr. Gould:**

The Quit Claim Deed has been recorded. The lawyer suggested sending a certified letter to Mr. Gould and also through regular mail as well.

**Item 7. New Business:**

**A. Special Town Meeting, General Government budget & Time Frame:**

The board set a tentative date for the special town meeting, August 3, 2024.

**B. Hamlin Associates – Update and Mil Rate:**

Josh Morin from Hamlin Associates came in to explain the revaluation and mil rate for taxes this year. If we didn't do a revaluation this year, we'd have dropped 55%. The state would come in and take away reimbursement payments and the town would have to foot the bill. Not a good thing. Chair Cabot made a motion to set the mil rate at 12% with an overlay of \$55,198.38, Selectperson Peters, 2<sup>nd</sup>. All in favor.

Jody introduced Josh and she stepped out a minute.

Josh from Hamlin Associates is here tonight to help us through setting the mil rate. He is going to explain how it works.

Dale stated that we had a town wide revaluation done this year.

Josh stated that the values within the town are going to go up considerably.

If we did not do a revaluation this year you were looking at the town valuation being at 55%. What that means is that what the property is selling for and what the assessed value is a 45% difference. We had to bring those values up quite a bit to be at 100%. If you say to the State, I'm not going to do a reval. They take away any government funded check that comes into town such as homestead exemption, state revenue sharing, and tree growth reimbursement to name a few revenues that you would lose. This could add up to a couple of hundred thousand which the tax payer would have to make up in their taxes. So that is the reason behind doing the reval. Right now you are looking at a town valuation of 134 million. Before it was 78 million. Keep this in mind when you get your property tax bills.

Josh then went through some examples of what they are seeing as for sales in the area:

Lots are selling for \$30,000 without well, septic.

Double wide's are selling for \$180,000.

He went over the per square foot price that carpenters are charging for building for .

Last year your homestead was \$126,000, if you didn't have this there would be an increase of 4 to 5 mils just by losing this.

Michelle and I have been going through the budget and trying to get the figures nailed down. She was surprised that the mil rate went down so much. However, the valuations went up. People forget how this works because they don't deal with it every day.

This year the school budget went up considerably . I did a mil rate calculation using last years budget with this year's numbers and the mil rate would be 20.5 which would have been a 6 mil increase.

This year we are looking at 12 to 12.5 mil rate.

His company did the reval. In 2008, which made it cheaper because he had the bases for all the properties in town. If you had hired a new assessor it would have been more expensive because they would have had to start from scratch. However, we had to still refigure everyone's values.

Question from the Board: Where do we stand with the state with this new revalue.

Josh: We are at 103%

Josh: We thought about doing a 30% across the board increase. However, we ended up going a little bit higher because we wanted to see if we could make it hold for a few years instead of doing another reval. Next year. Josh gave the board a list of sales that he used.

Josh read off one of the sales as an example.

This sheet shows what I have them valued at now compared to the sales

Josh was asked if he reassessed each property or increased by using a percentage

Josh ended up to make a new pricing manual for each property in Sangerville

He stated that he didn't go in each property, had he done that it would have cost the town a lot more money because that would be a full revaluation.

We did ride around and get new construction, left notes on doors and tried to call people to set up an appointments. We did not get

A resident had a discussion on values and figuring the taxes and the increases. Everything is going up. Covid has driven the housing market up considerably and it hasn't come back down yet.

The two discussed the percentages for a bit.

Jody discussed the Mil Rate Calculation form and Josh passed out the form to the board for their review. The mil rate on the form was 12 and the overlay was \$55,000 (roughly). The Board was discussing what options for mil rates and overlay figures and asking Josh questions. They were discussing what accounts went up that we really don't have control over, such as county and the school. Josh stated that if the figures that we have are the final figures we could commit anytime.

Jody had to stop the meeting. There was a lot of little groups talking and it was very disruptive. She requested that the little conversations stop because it was hard to concentrate.

A resident wanted to know what would happen if the figures that were put on the worksheet were not correct what would happen?

Josh stated that it would depend. The State will give a 5% leeway, but if you don't raise enough money, you will need to send out another tax bill. This is totally legal. Hopefully we have the figures pretty close. It all depends on what happens at town meeting, the county tax is here and the school was just voted on. The school has gone up a lot and the county has gone up which happens every year.

A resident spoke that the county budget has not been confirmed.

Josh stated that we have a figure from the county to use. If the town had added \$200,000 more to their budget, the taxes would have gone down more.

This same resident went back to the percentages and increases on the values in town. This was a discussion lasted quite a bit.

They decided to leave the conversation not agreeing

Jody interrupted this conversation with a question, our portion of our budget was voted down by \$56,000 dollars. That would be reflected in our budget correct? So if we need to raise more money we will have to go back to the public, then we will need to send out more tax bills.

Josh stated that if we needed more money, it will have to come in the form of a tax bill.

Dale stated that it could come from general fund

Dale we will have to go with this if we want to commit tonight.

A resident- there is quite a bit of building going on. The resident spoke about a house that is under construction which should add a million dollars to the town taxable property.

Josh stated that it will help but It won't add \$200,000 to the budget.

Resident wanted to know where Josh is getting the \$200,000 figure.

Josh-That is the increase In your budget.

Again the two gentlemen went back to the discussion of values and percentages.

Jody: going over the sale form that Josh had given them. The form has this years figures.

Dale: The way that you did your valuations, some might be 25% others might be 60%. over all you are saying there was an increase of 40%.

Discussion on the property sales and how assessing is done, if you see sales going on and then go and assess that house as much as the sale. It is called chasing sales, which the state frowns upon. This is why the state looks at a whole year of sales. The state has thrown out a bunch of sales to help the towns.

60 % of your tax bill goes to your school budget

10 % for the county and the rest is your town budget.

These 2 things you can not budge on, you have to pay them.

Jody asked where we might have some wiggle room ? Josh stated that the only place is overlay.

Jody wanted to know if Josh had run any other figures with overlays.

Josh stated that he had not because he didn't know if we were going to have a special town meeting or not or how soon we wanted to commit.

It was stated that the town was unsure when a special town meeting would be and you can't do a lot with the overlay because that is part of your 2% discounts and that figure is \$22,000.

Josh stated that he felt that we were pretty close on the figures. He stated that the board are the ones that sign the documents so they need to make sure that the figures are right and correct. He is just the assessing agent so the decision is up to them they sign the official paperwork.

Discussion on the abatements that will be processed this year and not cut the overlay too much.

A nice overlay would be good because if we cut too much into that, it might be cutting us short.

You might have to do a second tax bill because there is a mistake and a short fall. It 's not a simple process at all. It is a hard process.

Jody: We can't have special prior to the commitment.

Michelle: If we were to do a special town meeting, I would have to post either tomorrow or Friday and we don't have the time to pull a warrant together.

Jody: And you want to get the tax bills out by ?

Michelle: The town voted in town meeting to start the 2% discount July 1<sup>st</sup>. If we didn't have the date in the warrant that was at town meeting, it would give us a little wiggle room, but it was voted on July 1<sup>st</sup>. We need to get the bills in the publics hands so they can get the discount.

There was a discussion on the discount and how much do we actually give out.

There was more discussion on abatements, the overlay and what is going to happen when the bills are sent out.

Discussion on the discounts

Board: We did not put a lot of money in the overlay because we were trying to keep the taxes down.

There was a lot of discussion happening all at once. It was agreed that they are going to have more abatements than in the past. Josh stated that everyone's taxes will go up at least 500.00

Dale stated that the overlay is at 50000, what would 40,000 do to it?

Josh drop you down a little, he would have to run the numbers again. He doesn't feel that would not make a lot of difference.

You have a budget of 1.6 million dollars that has to be raised for taxation.

Jody: did you bring any figures on the taxes.

Last years valuation with this years budget, the mil rate was 20.

Board discussed the mil rate options. 32,000 overlay

More discussion among everyone

Josh explained the homestead decrease last year because we were not at a 100% valuation so the homestead was only 19,500 instead of 25,000- this year we will be at 100% so everyone will get

the 25,000 exemption this year, which is \$310.00 deduction (tax dollars) for having a homestead exemption

Josh gave a comparison, school up \$208,000, municipal down budget went down. He is working with the figures that he was given.

Discussed the county tax and budget.

More discussion on the sale of properties, it had leveled off, the sales are slowing down but the prices are not.

Josh is expecting many residents to come for an appt to go over their values.

Discussion on percentages of budgets and increases from last year to this year. When Josh started to go with 25 % right across the board for all residents, but realized that system wasn't going to work. Discussion between a resident and the assessor over assessing types, bank appraisals etc.

Jody brings the board together to move forward.

Josh recommends 55,000 overlay -not going to be exact until you agree with the figures that we are using.

Asked Michelle concerning figures, mil rates, agrees that we have the right figures.

Motion to accept the overlay at 55,198.38 mil rate is 12. Seconded by jeff -voted 3 in favor.

Thanked Josh for his time and presentation.

Discussion among the board.

### **C. Town Manager Applications:**

We have received some town manager applications.

### **D. State of Maine Unclaimed Property:**

We possibly have some unclaimed funds from the state. Paul Davis suggested asking the state representative on that one, and it would help if you had the case number.

### **E. Charles Beane – Fire Dept. #1 Payroll, #2 Fundraising, and #3 Airpack Situation:**

Who came up with the pay for the fire department? Chuck said by law, they had to be paid a certain amount. Patrick and Matt went over the pay and were working on it before Jeff Libby came. Chuck warned them that if someone gets hurt using those old air packs then the town will be in trouble. Matt wants to know why we're worried about replacing computers because they're old when they're not worried about air packs. Sangerville only has the taxpayers of Sangerville supporting them financially.

**F. MMA Restricted Access:**

Anything the board asks MMA or the town attorney, it's for all of the board. Anyone on the board can access MMA, but not the town's attorney because that has to be voted or agreed upon because we know it's spending money to speak to the town's attorney. The response we get from MMA, we have to share it with the other members of the board. If only one person on the board speaks with the lawyer, then the same question won't be asked twice and we won't get billed twice for asking the same question on two different occasions.

**G. Androscoggin Bank:**

Michelle, Chair Cabot, and Jeff Libby sat in on a presentation with Androscoggin Bank, who specializes in municipal funds. They specialize in small towns and their needs. They specialize in a bond bank option. Example: \$6000 from MHFC, in the same amount of time can make \$48000 through Androscoggin. Located in Guilford in the old medical office building. Chair Cabot made a motion to move over to Androscoggin Bank, Selectperson Gray 2<sup>nd</sup>, all in favor.

**H. Take July off from Board Meetings:**

The board agreed to take July off for board meetings.

**I. Naming 2 new roads for E-9-1-1, Memory Lane and Knotty Pines Lane:**

Chair Cabot made a motion to name two new roads, Memory Lane off of Ames Lane, and Knotty Pines Lane off of Burroughs Road, Selectperson Gray, 2<sup>nd</sup>. All in favor.

**J. Remote Participation Meeting Policy:**

We cannot do Zoom participation for select board meetings with the computer system we currently have.

**Item 8. Select Board Concerns:**

There was a map that had dots on it, representing every customer in Sangerville of Consolidated. The board would like to see that map, so we will have to look for it.

**Item 9. Open Session: Limited to 2 Minutes – Extension per Chair:**

A resident has concerns about rumors she's hearing around town regarding an emergency select board meeting and the general government budget and the air packs.

**Adjourn.**

Chair Cabot a motion to adjourn at 7:13pm, Selectperson Gray, 2<sup>nd</sup>. All in favor.

**The next meeting will be on August 7<sup>th</sup> at 4:00 at the Fire Station**  
*(Agenda subject to change without notice)*

Respectfully submitted,

Town Manager

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Joanne Cabot

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Dale Gray

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Jefferey Peters

