

Submitted By:
JMY

TOWN OF PHIPPSBURG
SELECTMEN'S MEETING
MINUTES
January 26, 2005

Approved By:

Called to order at 6:03 p.m. with Selectmen Wells and Douglass present.

1. Review and Sign:

- Accounts payable, payroll warrants and minutes.

All items reviewed and signed.

2. Meetings and Hearings:

- Meet with Assessing Agent for update on sales analysis report

Meeting held. Juanita Wilson, Assessing Agent, reviewed the preliminary sales analysis report of 91 sales (the report was not fully complete yet.) Sales not considered usable have been noted. She requested that the Selectmen review them and notify her if they have local knowledge of any sales listed that were not "arms length."

3. Discuss the following issues:

- Upcoming meeting with the Budget Committee and Park Manager

Selectman Douglass asked if the T/A had invited the State and Popham residents. The T/A had not invited the State, but had sent an e-mail to Bob Butler in Popham. Another meeting could be arranged if needed.

- Updating Hydro Study

The Selectmen directed the T/A to get an estimate on just updating the well info.

- County Caucuses

Reviewed. No action taken.

- Engineering Contract for Tier 1 permit – Stoneybrook Road.

The Selectmen reviewed the contract and voted (2-0) to accept and sign it. They also asked that Pine Tree Engineering break down the Stoneybrook project into 2 or 3 sections – whichever is the most logical to the company.

4. Review the following items:

- School Union Newsletter

Reviewed. Selectman Douglass stated that it will be interesting to see the Superintendent take on the new school funding. Also, he mentioned that the City of Bath was looking for a new superintendent.

5. Discuss attendance at the following meetings, courses, and seminars:

None

Miscellaneous

- **John Rhodes mentioned that the Army Corps of Engineers was looking at his neighbor.**
- **Selectman Wells asked the T/A what the balance in the winter account was. It was reported at \$41,762.81, not including this weeks expenditures.**
- **Selectman Douglass asked the T/A if he had received an article from Harry Doughty concerning the use of calcium chloride. He had not. Selectman Douglass said the article stated that the use of calcium chloride was not feasible for tertiary roads. Also that salt is better then sand for the environment.**
- **Josh Bate asked the Selectmen, as Assessors, why property owned by an individual is taxed differently then that owned by a cooperative. He said that he could find nothing in the Tax Law that allowed it. He also stated that the presentation conducted by the Assessing Agent bears out what he has found - that properties are being sold for much more then their assessed values. Mr. Bate then went through some examples that he found on the Assessing Agent's preliminary sales analysis. When asked by Selectman Wells what his point was Mr. Bate replied that there was a huge difference in high end sales, which translates into a higher tax burden. He stated that his research went back to the first of 2003.**

Selectman Wells said that he was very much aware of it and that you need to get this type of information and match trends. Then, when you have enough sales you establish new assessments. Mr. Bate replied that we had just done an adjustment. Selectman Wells stated they are not discrepancies because of the way sales are done, some people are paying more then properties are worth because of "want." Selectmen Wells stated that the Assessing Agent has already said that the minute you adjust assessments, they become outdated. Selectman Wells recommended that Mr. Bate check with the Assessing Agent on these issues and perhaps take a course in assessing to which he replied that the Selectmen should answer his questions because they are the Assessors. Selectman Wells told Mr. Bate that he understood his concerns, but they must mark a trend.

The T/A recommended that Mr. Bate put his questions in writing to clarify them and then meet with the Assessing Agent.

Mr. Bate was told by the Selectmen that they would research his first question on the cooperatives, but he should get together with the Assessing Agent to go over the Preliminary Sales Analysis and assessments.

Adjourned at 6:35 p.m.