

## FARMINGTON BOARD OF SELECTMEN

Tuesday, August 25, 2015

Chairman Joshua Bell called the meeting to order at 6:30 p.m. with the following members present: Stephan Bunker, , Michael Fogg and Matthew Smith. Andrew Buckland was unable to attend. Town Manager Richard Davis, Town Secretary Linda Grant, Assessor John O'Donnell, Public Works Director Denis Castonguay, Channel 11, and members of the press and public were also in attendance.

### **ITEM 1: Pledge of Allegiance to the Flag**

Chairman Joshua Bell led those present in the Pledge of Allegiance to the Flag.

### **ITEM 2: To Establish the 2015 Tax Rate**

Assessor John O'Donnell was present and reviewed the 2015 Tax Rate Choices and 2015 TIF Tax Choices spreadsheet scenarios that he handed out to assist the Selectmen in deciding what to appropriate for the Franklin Printing and Downtown Tax Increment Financing (TIF) Districts, what to set as a reasonable overlay above and beyond the tax commitment, and what to set as a tax rate. Mr. O'Donnell pointed out that the Town had a roughly \$1.9 million increase in real estate valuation, and a \$543,000 decrease in personal property valuation. His explanations included: how abatements and supplements have affected the Town's valuation; the difference between assessed and market values, which led to a certification of 105%; the Town's Business Equipment Tax Exemption (BETE) calculation; the increase in appropriations, which includes county, town, and school, and the impact on the tax rate calculations; his recommendation for an overlay of \$50,000 for abatements, based on the inadequate 2014 overlay balance; determination of overlay as it relates to Unassigned Fund Balance (UFB) and cash flow, i.e., late or non-payment of taxes; Captured Assessed Value (CAV) as it relates to use of TIF appropriation funds in the tax rate calculation; and use of UFB funds to reduce the tax rate. Discussion included: the Church Street TIF project; and the UFB being below what the auditor recommends for a minimum balance, and the need to build it back up. Resident and Appeals Board member Dennis O'Neil participated in the discussion regarding the 2014 overlay and the Appeals Board decision in regard to the one abatement that was instrumental in its overage.

**Michael Fogg moved to appropriate \$100,000 for TIFs and \$25,000 for overlay and set the 2015 tax rate at 0.01880; Matthew Smith seconded.**

John O'Donnell pointed out that the Tax Assessor is obligated to set the tax rate, and asked the Selectmen for a motion that reflects the amount they would like appropriated for the TIFs and he will calculate the overlay accordingly to set the tax rate. Richard Davis stated that he will word the Item differently in the future.







**ITEM 10: To Discuss Other Business (Cont.)**

- B)** Richard Davis reported that the Conservation Commission has looked at the large pine tree at the upper end of Broadway by the old movie theater and found it to be in very bad shape and in need of maintenance. He wanted the Selectmen to be aware of the situation considering the sentimental value of the tree and public outcry and protest many years ago when an attempt was made to take the tree down. Mark Ingresano has been contacted to do some work on the tree and it will need to be inspected on a regular basis. Efforts will be made to preserve the tree as long as possible but, since it is a public safety issue, it will need to be taken down at some point.
- C)** Richard Davis reported that three applications have been submitted to date for the RSU 9 interim director. Appointment of this position by the Selectmen is scheduled for the September 8<sup>th</sup> Selectmen's meeting.
- D)** Stephan Bunker noted the letter and dividend payment check received from Maine Municipal Association for a successful year on Workers' Compensation issues.
- E)** Stephan Bunker reminded the Selectmen of the upcoming Maine Municipal Association (MMA) Conference and encouraged them to attend at least one day of events. He also reminded them that he will be sworn in as MMA President on day one of the conference, to which event each of them will be receiving an official invitation.

There being no further business to come before the Board, **Stephan Bunker moved to adjourn at 8:10 P.M.; Matthew Smith seconded.**

**VOTE            AFFIRMATIVE    4            ABSENT    1            MOTION CARRIED**  
**(Andrew Buckland)**

Minutes respectfully submitted by Linda H. Grant.

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Andrew R. Buckland - Secretary