

Skowhegan Board of Assessors
Minutes
Regular Meeting
February 23, 2016

Present: Ronald F. Blaisdell, Chairman
David G. Summers, Vice Chairman
John F. Grohs

Assessor's Agent: William "Bill" Van Tuinen
Asst. Assessor: Leisa D. Emery

Others present: Christine Almand, Town Manager
Jeff Hewett, Economic Community Development

I. Call to order:

The meeting was called to order at 4:00 PM, by Chairman Ronald Blaisdell.

II. Minutes to be approved and signed:

1. December 17, 2015, Regular Meeting:
John Grohs made a motion to approve and sign the minutes, seconded by Ronald Blaisdell. – Vote 3 yes – 0 no

III. Items by the Public: None

IV. Unfinished Business: None

V. New Business:

1. Victor Pomerleau, Map 29, Lot 223A ON, this is a shed that used to be on his mothers property and was removed and we don't know where it went. The Board of Selectmen has written off the back taxes. Abate \$1,400 in value, which is \$25.62 in taxes:
2. Donald Wing, Map 37, Lot 77 ON1, this mobile home was torn down. The Board of Selectmen has written off the back taxes. Abate \$2,400 value, which is \$43.92 in taxes:

Leisa Emery explained that #1 is a shed that has been removed from the property, and #2 is a mobile home that has been torn down. The Board of Selectmen have written off the back taxes as uncollectable. The 2016 taxes are the only taxes left on the books. If we approve the abatement on these two, the tax collector will not have to wait until next year to get them written off by the Selectmen.

Ronald Blaisdell made a motion to approve the abatements as written, seconded by John Grohs. – Vote 3 yes – 0 no

3. Washburn & Co Construction, LLC, #565, Personal Property, this business was dissolved before April 1, 2015. Abate \$4,000 value, which is \$73.20 in taxes:

Leisa Emery stated this business was dissolved, and needs to be abated.

David Summers made a motion to approve the abatement, seconded by John Grohs. – Vote 3 yes – 0 no

Bill Van Tuinen asked that we take #5 out of order and go in to executive session to discuss the industrial appraisal proposals with the Board's attorney in a telephone conference call.

- #5. To discuss industrial appraisal proposals:

Bill Van Tuinen made a recommendation to go in to executive session to discuss the appraisal proposals with the Board's attorney, David Silk, on a conference call.

Ronald Blaisdell made a motion to go in to executive session at 4:05 PM, seconded by John Grohs. – Vote 3 yes – 0 no

Ronald Blaisdell made a motion to come out of executive session at 4:25 PM, seconded by David Summers. – Vote 3 yes – 0 no

Ronald Blaisdell made a motion to recommend to the Board of Selectmen MRV (MR Valuation Consulting, LLC) for the industrial appraisal, seconded by David Summers. – Vote 3 yes – 0 no

- #4. To discuss revaluation bid proposal:

Bill Van Tuinen said we received one bid proposal for the revaluation. It was from Vision Government Solutions. They did the last revaluation in 1991 under the name of MMC, Inc. It would use the same software that we have right now. Vision 6.5. The bid was for \$228,000 for Real Estate and Personal Property. They subcontract out the personal property to RRC and do it on Vision software.

They proposed to do the real estate starting with our sketches, the same as they just did in Waterville. Everything will be measured and listed and checked for accuracy.

Bill said he spoke with Winslow, Waterville and Brewer Assessor's office about the personal property. Winslow uses Vision, but doesn't use the information left by the Revaluation Company in 2008. Waterville is just starting the personal property revaluation with RRC, and they use Vision already. Brewer used to use Trio, and after their revaluation in 2014 by RRC, they now have Vision and are not happy with the results.

At this time we are using Trio for personal property and we have a great system going.

Bill Van Tuinen said he contacted Dick Romano, from Vision and he said he would do just the real estate for \$207,000, which is minus \$21,000 for the personal property.

Bill said he would recommend at this time, we go forward with recommending to the Board of Selectmen that we do the Real Estate Revaluation for the \$207,000, but Bill would like for the Board of Assessors to have Leisa Emery and Bill Van Tuinen go to Brewer to see how the Personal Property system works so we can be sure if we want to include the personal property in the revaluation, or continue to do it the way we are at this time.

The Board of Assessor stated they would like to have Bill and Leisa go to Brewer as soon as possible.

David Summers made a motion to recommend to the Board of Selectmen to do the real estate revaluation for \$207,000, Bill and Leisa will go to Brewer and report back to the Assessors after on their findings on the personal property; seconded by Ronald Blaisdell. – Vote 3 yes – 0 no

****Bill Van Tuinen and Leisa Emery went to Brewer on Friday. February 26, 2016 and reported to the Board of Assessors that doing the personal property on Vision software using RRC data, would actually be taking a step backwards. Trio updated their software and now have a computerized 801B as well as the 801A. This saves a tremendous amount of time in our office. Brewer now has to do all of their 801A & 801B by hand again. They are very unhappy with their new system.**

The Board of Assessors voted by telephone to keep doing the personal property the same as we are doing now. We have Trio and it is working well, and the conversion from Vision to Trio for Real Estate goes smoothly now. The Personal Property is already in Trio.

VI. Chairman's Items: None

VII. Member's Items: None

VIII. Assessor's Agents Items:

Bill Van Tuinen wanted the Board to know that a mediation schedule has been set in regards to SD Warren/Sappi appeal at the State level. The first one is scheduled in Augusta at Verrill Dana on March 14, 2016. Bill and Ronald Blaisdell will be attending.

IX. Asst. Assessor's Items:

Next regular meeting to be scheduled as needed.

X. Adjournment:

David Summers made a motion to adjourn, seconded by Ronald Blaisdell. – Vote
3 yes – 0 no

The meeting adjourned at 5:00 PM

The Skowhegan Board of Assessors

Ronald Blaisdell, Chairman

David Summers, Vice Chairman

John F. Grohs

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