

Town of Pownal
Special Select Board Meeting Minutes
Thursday, July 22, 2021
6:30 pm

I. Call To Order

The meeting was called to order by Chair Jon Morris at 6:30 pm.
Members Present: Jon Morris, Andy O'Brien, Heidi Curry
Town Administrator: Becky Taylor-Chase
Assessor: Donna Hays

II. Pledge of Allegiance

III. New Business:

Set Tax Commitment for FY22

Chair Morris gave a brief summary of the process with general comments from Andy Wyatt and Alan "Bo" Chesney.

The Town Assessor gave an overview of the valuation process. She noted we picked up over \$4 million dollars in valuation. We lost 2.1 million in valuation due to variables with CMP but picked up 2.9 million dollars in valuation with the Clean Energy Connect. Bo Chesney asked for a definition of overlay and Donna summarized.

The Town Administrator gave an overview of the expenses and revenues portion of the tax worksheet. This included the county tax which is a fixed value, the RSU5 budget voted on June 8th and the municipal budget voted on at the annual town meeting. She went over six options for the mil rate which included keeping the rate flat at \$18 per \$1000 of value to increasing to \$18.65 per \$1000 of value (see attached).

Chair Morris opened up a discussion for feedback from the members of the board.

Selectperson Curry commented that she was not for Options 1-3 and was leaning towards option 6. She felt it was important to maintain stability in the tax rate. Selectperson O'Brien agreed with Selectperson Curry's comments and said he was for Option 5 or 6.

Andy Wyatt asked if mil rates lower than FY21 were discussed since our undesignated fund balance is substantial. Selectperson O'Brien answered stating the board felt they could stabilize the mil rate for several years with a planned draw down rather than drawing a larger amount to lower the tax rate this year and then needing to raise it to cover the budgets and build the fund balance. Jan Pieter agreed that stabilizing was a good plan.

Chair Morris noted we will be getting the RSU5 state money figured into the budget for FY23 to help offset the town obligation. Bo Chesney asked if there were accounts where there were overwhelming funds in them that added to the undesignated fund balance.

Selectperson O'Brien commented that it was a combination of several fund balances that were obsolete plus a large overlay from FY21 tax commitment that added to the undesignated fund balance. Jan Pieter commented that there could be future projects and would not be a good idea to lower the fund balance substantially. Bo Chesney asked if the current increase in real estate sales affected our valuation. Donna replied no. Chair Morris asked Donna Hays if she was comfortable with the overlay in option 6 and she answered yes.

Chair Morris motioned to accept Option 6 tax mil rate of \$18 with an overlay of \$19,410.71 and using \$130,000 from the undesignated fund balance. Selectperson Curry seconded the motion.

Discussion: None

Vote: Yes 3 No 0

IV. **Adjourn**

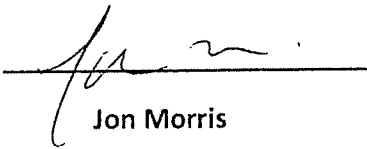
Chair Morris motioned to adjourn the meeting. Selectperson Curry seconded the motion.

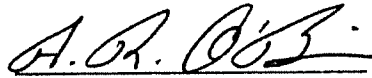
Discussion: None


Vote: Yes 3 No 0

Meeting adjourned at 7:12 pm

Respectfully Submitted,
Becky Taylor-Chase
Town Administrator


Jon Morris


Andy O'Brien


Heidi Curry

MAINE REVENUE SERVICES - 2021 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Pownal

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable valuation of real estate	1	252,769,660	
		(must match MVR Page 1, line 6)	
2. Total taxable valuation of personal property	2	419,160	
		(must match MVR Page 1, line 10)	
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)	3	253,188,820	
		(must match MVR Page 1, line 11)	
4. (a) Total exempt value for all homestead exemptions granted	4(a)	11,136,000	
		(must match MVR Page 1, line 14f)	
(b) Homestead exemption reimbursement value	4(b)	7,795,200	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	1,150	
		(must match MVR Page 2, line 15c)	
(b) BETE exemption reimbursement value	5(b)	575	
		(line 5(a) multiplied by 0.5)	
Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Tax Rate Calculator form.			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6	260,984,595	

ASSESSMENTS

7. County tax	7	182,188.00	
8. Municipal appropriation	8	2,540,306.00	
9. TIF Financing plan amount	9		
		(must match MVR Page 2, line 16c + 16d)	
10. Local educational appropriation (local share/contribution)	10	3,222,790.00	
		(Adjusted to Municipal Fiscal Year)	
11. Total assessments (Add lines 7 through 10)	11	5,945,284.00	

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	52,000.00	
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	1,084,972.00	
14. Total deductions (Line 12 plus line 13)	14	1,136,972.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	4,808,312.00	

16.	4,808,312.00	X	1.05	=	5,048,727.60	Maximum Allowable Tax
	(Amount from line 15)					
17.	4,808,312.00	/	260,984,595	=	0.018424	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	5,048,727.60	/	260,984,595	=	0.019344	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	253,188,820	X	0.018500	=	4,683,993.17	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	4,808,312.00	X	0.05	=	240,415.60	Maximum Overlay
	(Amount from line 15)					
21.	7,795,200	X	0.018500	=	144,211.20	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	575	X	0.018500	=	10.64	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	4,828,215.01	-	4,808,312.00	=	19,903.01	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

MAINE REVENUE SERVICES - 2021 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Pownal

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1. Total taxable valuation of real estate	1	252,769,660	
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2. Total taxable valuation of personal property	2	419,160	
		(must match MVR Page 1, line 10)	
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)	3		253,188,820
			(must match MVR Page 1, line 11)
4. (a) Total exempt value for all homestead exemptions granted	4(a)	11,136,000	
		(must match MVR Page 1, line 14f)	
(b) Homestead exemption reimbursement value	4(b)	7,795,200	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	1,150	
		(must match MVR Page 2, line 15c)	
(b) BETE exemption reimbursement value	5(b)	575	
		(line 5(a) multiplied by 0.5)	
Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Tax Rate Calculator form.			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6		260,984,595

ASSESSMENTS

7. County tax	7	182,188.00	
8. Municipal appropriation	8	2,540,306.00	
9. TIF Financing plan amount	9		
		(must match MVR Page 2, line 16c + 16d)	
10. Local educational appropriation (local share/contribution) (Adjusted to Municipal Fiscal Year)	10	3,222,790.00	
11. Total assessments (Add lines 7 through 10)	11		5,945,284.00

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	52,000.00	
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	1,084,972.00	
14. Total deductions (Line 12 plus line 13)	14		1,136,972.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15		4,808,312.00

16.	4,808,312.00	X	1.05	=	5,048,727.60	Maximum Allowable Tax
	(Amount from line 15)					
17.	4,808,312.00	/	260,984,595	=	0.018424	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	5,048,727.60	/	260,984,595	=	0.019344	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	253,188,820	X	0.018600	=	4,709,312.05	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	4,808,312.00	X	0.05	=	240,415.60	Maximum Overlay
	(Amount from line 15)					
21.	7,795,200	X	0.018600	=	144,990.72	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	575	X	0.018600	=	10.70	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	4,854,313.47	-	4,808,312.00	=	46,001.47	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

(If Line 23 exceeds Line 20 select a lower tax rate.)

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MAINE REVENUE SERVICES - 2021 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Pownal

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2. Total taxable valuation of personal property	2	419,160	
		(must match MVR Page 1, line 10)	
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)	3		253,188,820
			(must match MVR Page 1, line 11)
4. (a) Total exempt value for all homestead exemptions granted	4(a)	11,136,000	
		(must match MVR Page 1, line 14f)	
(b) Homestead exemption reimbursement value	4(b)	7,795,200	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	1,150	
		(must match MVR Page 2, line 15c)	
(b) BETE exemption reimbursement value	5(b)	575	
		(line 5(a) multiplied by 0.5)	
Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Tax Rate Calculator form.			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6		260,984,595

ASSESSMENTS

7. County tax	7	182,188.00	
8. Municipal appropriation	8	2,540,306.00	
9. TIF Financing plan amount	9		
		(must match MVR Page 2, line 16c + 16d)	
10. Local educational appropriation (local share/contribution) (Adjusted to Municipal Fiscal Year)	10	3,222,790.00	
11. Total assessments (Add lines 7 through 10)	11		5,945,284.00

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	52,000.00	
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	1,084,972.00	
14. Total deductions (Line 12 plus line 13)	14		1,136,972.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15		4,808,312.00

16.	4,808,312.00	X	1.05	=	5,048,727.60	Maximum Allowable Tax
	(Amount from line 15)					
17.	4,808,312.00	/	260,984,595	=	0.018424	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	5,048,727.60	/	260,984,595	=	0.019344	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	253,188,820	X	0.018550	=	4,696,652.61	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	4,808,312.00	X	0.05	=	240,415.60	Maximum Overlay
	(Amount from line 15)					
21.	7,795,200	X	0.018550	=	144,600.96	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	575	X	0.018550	=	10.67	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	4,841,264.24	-	4,808,312.00	=	32,952.24	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

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		(must match MVR Page 1, line 11)	
4. (a) Total exempt value for all homestead exemptions granted	4(a)	11,136,000	
		(must match MVR Page 1, line 14f)	
(b) Homestead exemption reimbursement value	4(b)	7,795,200	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	1,150	
		(must match MVR Page 2, line 15c)	
(b) BETE exemption reimbursement value	5(b)	575	
		(line 5(a) multiplied by 0.5)	
Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Tax Rate Calculator form.			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6	260,984,595	

ASSESSMENTS

7. County tax	7	182,188.00	
8. Municipal appropriation	8	2,540,306.00	
9. TIF Financing plan amount	9		
		(must match MVR Page 2, line 16c + 16d)	
10. Local educational appropriation (local share/contribution) (Adjusted to Municipal Fiscal Year)	10	3,222,790.00	
11. Total assessments (Add lines 7 through 10)	11	5,945,284.00	

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	52,000.00	
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	1,164,972.00	
14. Total deductions (Line 12 plus line 13)	14	1,216,972.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	4,728,312.00	

16.	4,728,312.00	X	1.05	=	4,964,727.60	Maximum Allowable Tax
	(Amount from line 15)					
17.	4,728,312.00	/	260,984,595	=	0.018117	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	4,964,727.60	/	260,984,595	=	0.019023	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	253,188,820	X	0.018250	=	4,620,695.97	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	4,728,312.00	X	0.05	=	236,415.60	Maximum Overlay
	(Amount from line 15)					
21.	7,795,200	X	0.018250	=	142,262.40	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	575	X	0.018250	=	10.49	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	4,762,968.86	-	4,728,312.00	=	34,656.86	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

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2021 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Pownal

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4. (a) Total exempt value for all homestead exemptions granted	4(a)	11,136,000	
		(must match MVR Page 1, line 14f)	
(b) Homestead exemption reimbursement value	4(b)	7,795,200	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	1,150	
		(must match MVR Page 2, line 15c)	
(b) BETE exemption reimbursement value	5(b)	575	
		(line 5(a) multiplied by 0.5)	
Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Tax Rate Calculator form.			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6	260,984,595	

ASSESSMENTS

7. County tax	7	182,188.00	
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ALLOWABLE DEDUCTIONS

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14. Total deductions (Line 12 plus line 13)	14	1,226,972.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	4,718,312.00	

16.	4,718,312.00	X	1.05	=	4,954,227.60	Maximum Allowable Tax
	(Amount from line 15)					
17.	4,718,312.00	/	260,984,595	=	0.018079	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	4,954,227.60	/	260,984,595	=	0.018982	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	253,188,820	X	0.018150	=	4,595,377.08	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	4,718,312.00	X	0.05	=	235,915.60	Maximum Overlay
	(Amount from line 15)					
21.	7,795,200	X	0.018150	=	141,482.88	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	575	X	0.018150	=	10.44	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	4,736,870.40	-	4,718,312.00	=	18,558.40	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

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(b) Homestead exemption reimbursement value	4(b)	7,795,200	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	1,150	
		(must match MVR Page 2, line 15c)	
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ASSESSMENTS

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ALLOWABLE DEDUCTIONS

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13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	1,214,972.00	
14. Total deductions (Line 12 plus line 13)	14		1,266,972.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15		4,678,312.00

16.	4,678,312.00	X	1.05	=	4,912,227.60	Maximum Allowable Tax
	(Amount from line 15)					
17.	4,678,312.00	/	260,984,595	=	0.017926	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	4,912,227.60	/	260,984,595	=	0.018821	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	253,188,820	X	0.018000	=	4,557,398.76	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	4,678,312.00	X	0.05	=	233,915.60	Maximum Overlay
	(Amount from line 15)					
21.	7,795,200	X	0.018000	=	140,313.60	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	575	X	0.018000	=	10.35	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	4,697,722.71	-	4,678,312.00	=	19,410.71	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

(If Line 23 exceeds Line 20 select a lower tax rate.)

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