



Town of South Thomaston, Maine
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Selectmen:
Jeffrey Northgraves
John Spear
Sue Snow

Selectboard Workshop Minutes
Date: August 8, 2024, 4:00 PM at the Municipal Building

Items Are Often Taken Out of Order to Accommodate Schedules

Rev 0

Present: John Spear (chair), Jeff Northgraves (Selectboard), Sue Snow (Selectboard), Hannah Moholland (Town Administrator)

Zoom: Josh Barry (RCS Appraisal), Rob Tozier (KRT Appraisal), Ken Rogers (KRT Appraisal).

I. Call to Order

a. Spear called the meeting to order at 5:05PM

II. Pledge of Allegiance

a. Spear led the pledge of allegiance

III. Adjustments to Agenda

a. Discuss the Certified Ratio Declaration Denial Letter

IV. Public Comment for Items not on the Agenda

V. New Business

a. Review and Award Winter Maintenance Contract

- a. The only proposal submitted was from J.K Kalloch for a four-year contract. Spear stated that it was significantly larger in price than we had anticipated as we had budgeted \$159,929, and the bid pricing was \$206,302.38 for the first winter season. He also called the St. George Town Manager on what their contract looked like, but it was only \$1,000 dollars difference as they don't plow fire ponds. Spear noted that if the State takes back route 131, we would not be obligated to pay for that and that's why 131 line is in a separate column in the bid.
- b. Northgraves asked if we need a performance bond from J.K Kalloch and Spear said no as it would just drive the cost up.
- c. Northgraves motioned to accept the bid proposal from J.K Kalloch for the first year starting at \$206,302.38, and to authorize the board to execute the contract. Snow seconded.

Motion Passed 3-0

b. Interview Possible Revaluation Companies

- a. The selectboard interviewed RCS Appraisals and spoke with Josh Barry. Barry spoke about himself and his company. Spear asked him about what his availability would look like, and he said he could push the time limit to sooner, but it would be more expensive, but we would be looking at starting in 2025 and ending in 2026 before the new tax commitment. Northgraves asked how he would publicize this to the community, and it was said that he would be fine with coming in for a public meeting and that he would talk with the board if it would be easier for his company to write what the project is, what it's about, and the time frame when this will take place. They also talked about what software was going to be used and he said he is not really for Vision, and he has always used TRIO as we are looking to get out of Vision and have everything in TRIO instead. Barry stated that he would talk to Kevin, the Towns assessing agent again for more information and send the board a couple contracts to look at.
- b. The board talked to KRT Appraisals and spoke with Rob Tozier (vice president) and Ken Rogers (President) of the company. Tozier had told the board about them and their company. They stated that they have done many Towns with waterfront property and have done many Towns around South Thomaston. Spear asked when their availability was, and they said as soon as we are ready to do it they are willing to start. Northgraves asked what they do to publicize for the Revaluation and said they could come in for a Q&A, they will send post cards to all of the owners in the community, they have pictures of everyone who works on their website, they have registered all of their vehicles with the Police Department, and they post on their website when they are doing site evaluations and what part of the Town they are in that day. They said it would be about a two-year revaluation as they want to make sure they get the seasonal residents and would like to commit no later than the summer of 2025.

c. Discuss the Certified Ratio Declaration Denial Letter

- a. The Town had received a letter from the MRS that stated they had denied our Certified Ratio Declaration as it was only at 69%. Northgraves suggested that the letter did not indicate the factoring that was done in the previous year or the rough 20% that will happen this coming year. Spear stated that it would be best for the Town Administrator to get in contact with the assessing agent to handle it as the letter didn't give too much information.

VI. Adjourn

The meeting was adjourned at 6:03 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/89885389012?pwd=Kdq1ziUBBDYAFok1RMmAN8SlnApZwR.1>