

# TOWN OF PATTEN

21 Katahdin Street | PO Box 260 | Patten, ME 04765

Phone (207) 528-2215 | Fax (207) 528-2055

[www.pattenmaine.org](http://www.pattenmaine.org)

## PATTEN SELECT BOARD

### Meeting Minutes

These minutes are not verbatim.

**Location:** Public Works Garage, 21 Katahdin Street, Patten, ME 04765

**Date & Time:** Tuesday, October 29<sup>th</sup>, 2024, at 5:30pm

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Called to order by Dennis Kelly at 5:30pm.

### ROLL CALL

**Select Board:** Dennis Kelly, Vice-Chair; Janice Dancer, Rae Bates, Theresa Schmidt

**Members Absent:** Gregg Smallwood, Chair

**Town Employees:** Gail Albert, Town Manager; Billie Doody, Town Clerk; Willow Brooks, Deputy Clerk; Kevin Noyes, Director of Public Works; Jon Harvey, Animal Control Officer; Brett Morse, Ambulance Director; Jason Peavey, Assistant Fire Chief, Julie Buhler, Library Director

**Public:** Laura Kenney, Charlie Kenney, Scott Webb, Cheryl Morse, Kent Smallwood, David Goode, Teena Goode

### ADMINISTRATIVE

#### Approve and Sign Warrant #22 for General Government, Water, Sewer, Ambulance

**Motion** made by D. Kelly to approve and sign Warrant #22. Seconded by J. Dancer, no discussion heard. **Approved 4/0/1 absent.**

#### Approve and Sign Payroll Warrant #22

**Motion** made by D. Kelly to approve and sign Payroll Warrant #22. Seconded by J. Dancer, no discussion heard. **Approved 4/0/1 absent.**

#### Approve and Sign Meeting Minutes for October 15<sup>th</sup>, 2024

**Motion** made by D. Kelly to approve and sign the minutes for October 15<sup>th</sup>. Seconded by J. Dancer, no discussion heard. **Approved 4/0/1 absent.**

### DEPARTMENT UPDATES

## **Town Manager – Gail Albert**

**G. Albert:** The Town has signed a contract with Harbison's Plumbing and Heating, the heat pumps in the Fire Department, Ambulance Bay, and Public Works Garage should be installed in the next few weeks. This project was funded by the Community Action Grant the Town received in July. The new ambulance was delivered last week, insurance and tags are in place, now awaiting registration with Maine EMS. Gail, Janice, and Kevin met with Jay Kamm from NMDC on a few sections of the Comprehensive Plan. Jay also shared a few grant opportunities for the Rockabema Snow Rangers and water and sewer infrastructure. The Town Office renovation is complete for the winter, new exterior doors have been installed and the concrete outside of the office will most likely be repaired in the spring. Jason MacArthur shared with Gail that Stacyville Fire is back in service and will be responding to their own calls from now on. Real Estate and Personal Property taxes are steadily coming in. A day before the due date around \$860,000 has been processed in Real Estate taxes and \$57,000 in Personal Property, compared to this time last year which was around \$616,000 in Real Estate and \$40,000 in Personal Property payments.

## **Financial Update**

**G. Albert:** Gail informed the Board of a recent transfers made to the Town bank accounts, and provided them with a review of each department's financials for September. Income for the Ambulance Department has increased by around \$136,000, which is due to per capita payments the department has received. The total operating income is about \$780,000. Ambulance Department expenditures are in line with the budget. There was a modest increase in Fire Department income, also attributed to per capita income the department has received. General Government received the Tree Growth Reimbursement from the State in the amount of \$72,000, the income was \$2,000 more than what was budgeted. The line item for elections will come in over budget because the Town only budgeted for 3 elections, rather than 4 elections that will be held this year. There was an adjustment made to the line item of employee benefits, \$10,000 was reclassified to salaries to align with the actual payroll amount. There were only minor budget expenditures for Library, Water, and Sewer.

## **NEW BUSINESS**

### **Tax Abatements**

There are 4 abatements to be approved due to buildings on properties that have been removed. These abatements were submitted by the Town Assessor who reviewed the properties and determined the buildings had been removed.

**Motion** made by D. Kelly to approve the 4 abatements. Seconded by T. Schmidt, no discussion heard. **Approved 4/0/1 absent.**

### **TRIO Software Inconsistencies**

The Select Board was provided with reports from other towns on issues they're experiencing with TRIO, Billie described an issue she is having with uploading Patten, Moro, and Hersey's Municipal Valuation Returns for 2024. The BETE percentage on Trio was incorrectly set to 80%, it should be set at 50%. This went unnoticed from the time the Town started using TRIO until now since the State has changed their MVR filing requirements. The Maine Tax Portal would not accept the mil rate Patten chose for this year's taxes, the mil rate must be increased from 24.75 to 24.76, this means the tax bills will be off by around \$750 and negate the overlay. This is an administrative correction and no additional tax bills will be sent to property owners.

There was a discussion about other available programs to replace TRIO, at this time TRIO is the best option.

**Motion** made by D. Kelly to approve the new mil rate of 24.76. Seconded by T. Schmidt, no discussion heard. **Approved 4/0/1 absent.**

### **Code Enforcement Update**

There are 3 properties that Code Enforcement Officer Bruce Hussey is recommending the Select Board forward to legal counsel because clean-up is past due.

**Motion** made by D. Kelly to forward the issues for the 3 properties to legal counsel. Seconded by J. Dancer, no discussion heard. **Approved 4/0/1 absent.**

### **SELECT BOARD COMMENTS**

Janice asked about the status of the possible class action lawsuit regarding tax acquired property sales. The lawsuit is in a holding pattern right now and Gail has been informed that it may take several months before the judge makes a ruling on the Class Action lawsuit and therefore no action is required by the town at this time.

### **PUBLIC COMMENTS**

A resident asked if Patten would receive any funds from the State for the solar farm. Billie will look into it and report at the next meeting.

### **ADJOURN**

**Motion** made by D. Kelly to adjourn the meeting at 6:12pm. Seconded by T. Schmidt, no discussion heard. **Approved 4/0/1 absent.**

Meeting Minutes for October 29, 2024

Approved by the Select Board on November 12, 2024

Dennis Kelly  
Dennis Kelly, Vice-Chair

Theresa Schmidt  
Theresa Schmidt

Rae Bates  
Rae Bates

Janice Dancer  
Janice Dancer