



Town of Windham

Town Offices
8 School Road
Windham, Maine

Meeting Minutes - Draft

Town Council

Tuesday, August 17, 2021

6:30 PM

Council Chambers

Special Meeting

I. Roll Call of Members.

Councilor Nangle arrived at 6:35.

Present: 5 - David Nadeau, Tim Nangle, Mark Morrison, Brett Jones and Ed Ohmott

Absent: 2 - Nicholas Kalogerakis and Jarrod Maxfield

II. Pledge of Allegiance.

Council Chair Nadeau led the Pledge of Allegiance.

III. Adjustments to the Agenda.

None.

IV. UNFINISHED BUSINESS & GENERAL ORDERS.

21-152 To set the tax rate for 2021-2022 at \$_____ per thousand dollars of assessed value.

Attachments: Commitment Memo to Council.pdf

Manager Tibbetts spoke about and explained the memo from Elisa Trepanier, Assessor (See attached). He said he had sent the Council a short summary of what those impacts would be based on a \$331,000 home versus what it was last year so they could see the difference in the numbers. He explained there was a rate range in there from \$12.50 to \$12.70 for the Mill Rate. Those were the recommended choices for the Council to choose from. The Manager said his recommendation was that they go with the \$12.65 or the \$12.70, which would be ideal for the community from a financial perspective.

He said as a general rule in revaluations, a third go up, a third go down and a third stay the same. He noted that the commercial property value increased by 7% and that is a big number and it certainly helped alleviate some of the pressure on the homes.

Councilor Nadeau thanked Elisa for doing an excellent job with this, it was a lot of work. All the Councilors agreed and thanked Elisa.

Councilor Nadeau moved to adopt \$12.70 for a Mill Rate, seconded by Councilor Morrison.

Councilor Jones said he would not support \$12.70. There are a lot of people in the

community upset about going through the revaluation and there are some people who will be impacted by this by quite a bit. He wants to keep the Mill Rate as low as possible and keep it closer to the \$12.50 but said he is open to a compromise somewhere in between.

Councilor Nangle said he would not support \$12.70 either. He does not think they need to go that high. He thinks the \$12.50 with a \$465,000 overlay.

Comments were also made by Elisa Trepanier our Assessor and Susan Rossignol our Finance Director. Manager Tibbetts said he always ran his overlays around \$500,000 and whether you got the abatements or not didn't really matter, because that money goes back into the general fund and gets reallocated to whatever the Board decides. It is a good way to build your overall undesignated fund balance, which helps you with bonding and long-term planning and having money. What it really comes down to is what the Council is most comfortable with.

The Council asked questions of the Manager, Assessor and Finance Director about how much overlay the town could get by with?

Vote for the \$12.70 Mill Rate:

In Favor: 3 (Ohmott, Morrison, Nadeau)

Opposed: 2 (Nangle, Jones)

Failed

Councilor Nangle moved to set the Mill Rate at \$12.60, seconded by Councilor Jones.

Vote for the \$12.60 Mill Rate:

In Favor: 2 (Jones, Nangle)

Opposed: 3 (Ohmott, Morrison, Nadeau)

Failed

Councilor Nangle moved to adjourn, then he removed his motion.

Councilor Morrison moved to set the Mill Rate at \$12.65, seconded by Councilor Ohmott.

Manager Tibbetts talked about why they needed to come up with a figure that night because it takes some time from when Elisa transfers her data from the Vision system into the MUNIS system, it takes about a day. Once the data is into the MUNIS system it will take 2-3 days to be balanced and proofed. The lead person, Veronica Meserve, is going on vacation so on Monday there will be assistants from MUNIS to do that work. If there are issues next week, he can deal with them, but if the vote gets put off a week, that will put everything else behind a week, and we may not get the tax bills out until the second or third week of September and that is too short of a notice to the tax payers. Another round of questions were asked and answered.

Councilor Jones said if we can cover our costs and we have enough money to keep the lights on and pay the bills why are we charging more than we have to? We should be setting the Mill Rate to cover what you need to, not to put money away in undesignated funds to fund projects or for a rainy day, that is something you budget through the Finance Committee and budget process, which the tax payers vote on in June, and not messing with the Mill Rate to make that difference.

Vote for the \$12.65 Mill Rate:

In Favor: 3 (Ohmott, Morrison, Nadeau)

Opposed: 2 (Jones, Nangle)
Failed

Councilor Nangle moved to set the Mill Rate at \$12.60, seconded by Councilor Jones.

Vote for the \$12.65 Mill Rate:
In Favor: 3 (Jones, Nangle, Morrison)
Opposed: 1 (Nadeau)
Abstained: 1 (Ohmott)
Failed

Councilor Jones moved to set the Mill Rate at \$12.60, seconded by Councilor Nangle.

Vote for the \$12.60 Mill Rate:
In Favor: 4 (Ohmott, Morrison, Nangle, Jones)
Opposed: 1 (Nadeau)
Passed

V. ADJOURN.

A motion was made by Councilor Nangle, seconded by Councilor Jones, that they be adjourned. The motion passed by the following vote at 7:15 p.m.

Absent: 2 - Councilor Kalogerakis and Vice Chair Maxfield

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Respectfully submitted,

Linda S. Morrell
Town Clerk, CCM