

Island Falls Board of Selectmen  
Minutes  
10/12/2022 at 3:30 pm



Agenda Attendance:

X Frank Porter, AB Anthony Bowers, X Royden Hunt, X James Lord,  
X Anthony Binotto  
X Jutta Beyer, Town Manager

Public in Attendance: D. Davidge, S. Legassey, L. Soohy, R. Soohy

Please note that while the residents of Island Falls have a right to be present, they do not have a right to participate unless recognized by the chair.

If you would like to have advanced e-mail notice of contract or bid information or any other public postings, please give the office your e-mail address so that you can be notified as soon as the ads or other information are ready. Please be advised any information provided for this purpose is accessible by the public under the Freedom of Access Act.

The meeting was opened 3:30 P.M. by F. Porter.

22.227. **Pledge of Allegiance.**

22.228. **Approval of Treasurer's Warrants**

Payroll Warrant: 71                      A/P Town: 70

A/P Rec:                                      A/P Water:

Motion to: accept warrants as written.

Move: A. Binotto                      Second: R. Hunt                      Vote:   4   Yes   0   No

22.229. **Approval of Minutes.**

Motion to: accept

Move: R. Hunt                              Second: A. Binotto                      Vote:   4   Yes   0   No

22.230. **Public Comment.** None

22.231. **Town Manager Report**

22.232. **Unfinished Business.**

22.232.1 Progress Report on Roads: Grant Rd./Brooks Rd. – almost finished ditching

22.232.2 Boat Launch Pleasant: DEP permit issued & Planks ordered.

22.233. **New Business**

Interest in Ambulance Committee – Patten Town Office called  
Justin, Frank, Jim

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22.234. **Other Business.**

Novel Solar – start receiving credit payments Oct/Nov  
Tax commitment Island Falls – mill.rate 24.5  
Increase building values 10%, Pleasant Lake \$50 increase per foot  
Mattawamkeag Lake \$25 increase per foot  
Timeshares reduction 5% (see attachment)  
BBQ Thursday Oct 20<sup>th</sup> 4pm-6pm  
Halloween Party

22.234.1 Soohy Permit:

Motion to: SM won't pursue challenge. Chris will issue permit.  
Move: A. Binotto                      Second: F. Porter              Vote:   4   Yes   0   No

22.235. Planning Workshops

Tuesday October 25<sup>th</sup> 3:30pm – Budget Municipal

22.236. **Executive Session. Title 1 MRSA 405 § 6 (c) to discuss a Real Estate Matter.**

Motion to: Discuss Anew – Progress Carbon Credits  
Move: A. Binotto                      Second: F. Porter              Vote:   4   Yes   0   No  
Time Entered: 4:24pm                      Time Exited: 4:41pm

To see what action the Board will take:

Motion to: schedule meeting and continue to pursue with Anew  
Move: A. Binotto                      Second: F. Porter              Vote:   4   Yes   0   No

22.237. **Executive Session. Title 1 MRSA 405 § 6 (d) to discuss Personnel matter.**

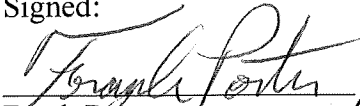
Motion to: NONE

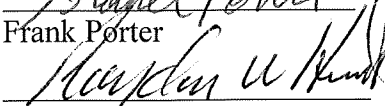
22.238. **Adjournment**

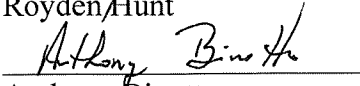
To see what action the board will take:

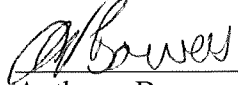
Motion to Adjourn at 4:54 P.M.:  
Move: A. Binotto                      Second: F. Porter              Vote:   4   Yes   0   No

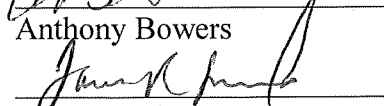
Signed:

  
\_\_\_\_\_  
Frank Porter

  
\_\_\_\_\_  
Royden Hunt

  
\_\_\_\_\_  
Anthony Binotto

  
\_\_\_\_\_  
Anthony Bowers

  
\_\_\_\_\_  
James Lord



# TOWN OF ISLAND FALLS

68 Houlton Road, P.O. Box 100  
Island Falls, Maine 04747

## Board of Selectmen

Frank Porter  
Anthony Bowers  
James Lord  
Royden Hunt  
Anthony Binotto

Town Manager  
Jutta Beyer

Town Clerk  
Kelly Ripley

Phone  
207.463.2246

Water Phone  
207.463.2421

Fax  
207.463.2550

Website  
[www.islandfallsme.us](http://www.islandfallsme.us)

## Overview of Property Valuation Changes for 2022

For the 2022 tax bills, the following adjustments were made:

- All buildings townwide (excluding timeshares) were increased by 10%
- Timeshare valuations were decreased by 5%
- Pleasant Lake waterfront lots were increased by \$50 per front foot
- Mattawamkeag Lake waterfront lots were increased by \$25 per front foot

Article 9 Section 8 of Maine's Constitution states: "All taxes upon real and personal estates, assessed by authority of this State, shall be apportioned and assessed equally according to the just value thereof." The courts have defined just value to mean fair market value; or the most probably price you would receive if you sold your home on the open market with a willing seller and a knowledgeable willing buyer.

This means assessments should be similar or align with sales prices. Obviously, some buyers are more market savvy than others. Different people negotiate deals differently. Some people are better negotiators. Other individuals want that particular property and price is irrelevant. Generally, the assessments should fall within the range of sales that have occurred involving similar properties.

Unfortunately for property owners with desirable properties, this increased desirability causes increases in valuation which in-turn causes higher tax bills for those properties.