

*Approved
9/16/25*

**Thomaston Board of Assessors
Meeting Minutes
August 20, 2025**

In Attendance: Ron Gamage and Douglas Erickson, Kathy Derene and Lindsey Junkins, Assessors' Agent

- I) **Meeting Called to Order:** Ron Gamage called the meeting to order at 10:00am.
- II) **Approval of Minutes:** Motion by Kathy Derene second by Doug Erickson to approve the Minutes of July 21, 2025 as amended. Motion Carried 3-0
- III) **Assessor's Agent Report:**
- a) Lindsey reported she was still having issues with Trio not working properly. Development Team fixed some of the issues, but she is now waiting for the "fix" to come out and be applied to the Trio program.
 - b) Lindsey reported she submitted the property growth factor to Knox County. Thomaston grew in 2024 by 0.5%.
 - c) Lindsey is currently working on the commitment. The signing of the commitment is scheduled for Friday, September 19, 2025, at 3:00pm for the Board of Assessors ("BOA") to review it and sign the commitment. She is requesting another meeting with the BOA before September 19, 2025, to review tax rate options and overlays.

Last year a BOA meeting was held prior to commitment where Lindsey presented the allowable range of tax rate options and overlay amounts to the Finance Director, Town Manager and BOA. Lindsey stated that the issues dealing with the unpaid personal property taxes is not her nor the BOA's responsibility, but that of the Select Board, Finance Department and potential the Budget Committee. The BOA determines the tax rate and thus the overlay. A higher overlay means a greater increase to the tax rate. Lindsey is giving the BOA a heads up as there may be some intended uses of the overlay this year that have not been done in the past.

Discussion ensued concerning the outstanding personal property tax and its potential impact on the overlay. The question being should the overlay be used for the payment of a portion or all of the outstanding personal property taxes to close out past years. The records show the books have not been closed out since 2004.

September 16, 2025, at 10:00am, is the next BOA meeting when Lindsey will present BOA with tax rate options prior to the following BOA meeting on September 19, 2025 when the commitment will be final.

- d) There are no abatement requests to come before the BOA.
- e) Lindsey advised that she has another site visit at Dragon Products on October 9th with Thomas Picket to do the next personal property site visit. She is waiting to schedule the next real estate site visit with Ken Voss which will be sometime later in the fall or in the spring next year.

IV) Adjournment: There being no other business before the Board, a motion by Doug Erickson, second by Kathy Derene to adjourn the meeting. Motion carried was 3-0. Meeting was adjourned at 10:40am

Respectfully submitted,

Douglas M. Erickson
Secretary