

Kingfield Selectmen Meeting Minutes
Monday July 20, 2026; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Morgan Dunham, Chris Rushton and Dave Davol

Municipal Staff: Leanna Targett (Town Manager),.

Public: None

Zoom: Daniel Mathieu

Absent: Hunter Lander and Kim Jordan

Chairman Dunham calls the meeting to order.

Meeting Minutes for July 6th are tabled until next meeting due to attendance.

Old Business:

Board signs the moratorium ordinance for transient overnight recreational developments and the sewer easement termination following town meeting acceptance on July 13th.

New Business:

Chairman Dunham moves into a discussion with Assessor Agent Audra Swanson on increasing land values. TM, Targett explains that in order to meet our regulatory requirements we must have a minimum assessment ratio of at least a 70% and our maximum rating of assessments must have a quality rating of 20. According to Maine State Law, property assessments must be kept at the same equalized ratio, so all property owners pay their fair share of taxes. Each year, we must complete a sales ratio analysis comparing property sales to tax assessed values, which is reviewed by Maine Revenue Services (MRS). We are required to certify our ratio between 70% and 110% by June 1st annually. Since MRS allows us to add 10% to our actual ratio for state certification, achieving a ratio of 91% or higher allows us to certify at 100%. This gives us the flexibility to set a target ratio below 100% to minimize the overall increase in values. TM Targett states that a similar discussion was held in May 2023 when our ratio fell below the 70% threshold, leading to our decision to implement a 30% global increase across all properties. While this bought us time to plan for a town-wide revaluation, our assessments remain low. Specifically, our land values are too low and require adjustment. Our latest two-year study indicates an assessment quality rating of 21 and an average assessment ratio of 78%, our 12-month study indicates an assessment quality rating of 13 and an average assessment ratio of 91%, which means we are currently out of compliance. Audra Swanson proves the example that 3.5 acres just sold for \$65,000.00 and we have it assessed at \$24,807.00. With the new assessment a base lot would be \$37,800.00 and a homesite would be \$53,800.00 which is still lower than the \$65,000.00. TM Targett says to illustrate the changes, she has provided the board with a spreadsheet. Audra explains that by adjusting land values the assessed value of the town increased, which will lead to a lower mil. She and Leanna have looked at what the mil could be keeping in mind she still has some additional value to add in, and it looks like we could commit at an 18 mil. The board asks if this will lower taxes. Audra explains that it may for some, however, those that have larger land will see an increase as she is also correcting the town's rear land values.

Board reviews the first draft of town meeting survey. Board agrees that final discussion/decision will be made during the August 3rd meeting.

The board schedules a work session for town bench placements on August 5th at 5:30pm.

Town Manager Updates/Discussion: TM Targett states that she the road commissioner and wastewater superintendent met with Main Land this past week to discuss progress on Maple Street, Cedar Street and Christen Road. TM Targett says we were told by a former road commissioner that Christen Road was built with a lot of fill and stumps back in the day which explains some of the issues on that road. She says she has also requested that they look at replacing any culverts necessary as well as ditching. There will be a slight cost for these services as they will be doing some additional surveying. She also has accepted four TIF applications ranging from \$50-\$75,000. The committee will be meeting July 29th to begin review. There will also be a meeting this Wednesday with the newly created sub committee of the planning board.

Selectmen Discussion: Selectman Rushton wishes to thank Kim Jordan and crew for the work they put into Kingfield Days.

Public Comment/Other (not for new business): None

Selectman Davol makes a motion to adjourn meeting. Seconded by Selectman Rushton . All in Favor.

**The minutes provided above are a summary. The Town meets record management requirements and retention schedules by maintaining permanent records of electronic recordings of meetings to satisfy the requirements of §403-A. Minutes by Leanna Targett.*