



Veazie Town Council

Workshop

December 15, 2014

AGENDA

- ITEM 1:** Call to Order
- ITEM 2:** Secretary to do the Roll Call
- ITEM 3:** Consideration of the Agenda
- ITEM 4:** Workshop with Orono/Veazie Water District Trustees
- ITEM 5:** Adjournment

Tammy J Perry
5Prouty Drive
9479624

Chris Bagley
16 Silver Ridge
cbagley@veazie.net

Robert Rice
1116 Buck Hill Dr
942 -3064

Karen Walker
1002 Mutton Ln
947-0458

David King
1081 Main St
942-2376

Agenda Items

For December 15, 2014

Workshop

ITEM 4: Members of the Orono/Veazie Water District will meet with the members of the Council to participate in a workshop between the (2) Boards. A slide show will be shown by the Orono/Veazie Water District. At the time of this writing no questions have been received from members of the public to present.



Veazie Town Council

Regular Meeting

December 15, 2014

AGENDA

- ITEM 1:** Call to Order
- ITEM 2:** Secretary to do the Roll Call
- ITEM 3:** Pledge of Allegiance
- ITEM 4:** Consideration of the Agenda
- ITEM 5:** Approval of the November 17th, 2014 Council Meeting Minutes.
- ITEM 6:** Comments from the Public

New Business:

- ITEM 7:** Review Managers updated job description
- ITEM 8:** Review Economic Development Committee mission statement
- ITEM 9:** Appointment of Economic Development Committee Members
- ITEM 10:** Review Draft Services Agreement

Old Business:

- ITEM 11:** Review draft letter to Orono/Veazie Water District Trustees
- ITEM 12:** Review 2015 Budget Schedule
- ITEM 13:** Manager's Report
- ITEM 14:** Comments from the Public
- ITEM 15:** Requests for information and Town Council Comments
- ITEM 16:** Review & Sign of AP Town Warrant #11 and Town Payroll #11 & #12 School Payroll Warrant #11 & #12 and AP School Warrant #11 & #12.
- ITEM 17:** Adjournment

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Manager's Report For December 15, 2014 Council Meeting

The fall cleanup was a success. Silvers reports that they hauled 42 loads of brush which is nearly three times the amount that they normally haul. This was mostly because of the early winter storm that took down numerous branches and trees around the community.

I was contacted by Norma Noble who wanted to tell me that the senior bus trip scheduled for December had been cancelled because of a lack of participants. They are going to begin working now to fill the March Bus trip. Information was requested so that it could be added to the December newsletter.

I continued to work with Gorham leasing to finalize the rescue truck purchase. Delivery of the vehicle was taken on November 20, 2014 and the vehicle was put into service on November 22, 2014.

The agreement to purchase the Pontem software was completed and returned to the company. We will now work to implement the software as soon as possible to begin taking advantage of what it has to offer. As of 12-11-2014 I have begun work with Pontem Software to begin the customization/installation process of the software. Once installed we will begin the data installation portion of the program.

The MRC Ballot was completed and return to them with Manager Sophie Wilson receiving the Town of Veazie's vote.

The amendment to the Orono Veazie ambulance contract was made and then sent to legal staff for review.

Bidders were notified of the results of the ground maintenance contract. I have prepared a new contract for Bangor Lawn and Landscape.

The hazard trees in the cemetery have been removed with great results. All trees that had been identified by Town Forester Wardrup were in need of being removed according the company that removed them. New trees will be planted to replace the trees that were removed. This is part of the overall plan to bring the cemetery back into better condition.

Contact was made with candidate Amanda Libby for the planning board and at this time she does not wish to be considered for the appointment

A search of the previous economic committee meeting minutes was conducted and a draft mission statement for this committee was located. This will be presented to Council for review as members of the community would like to re-start the economic development committee.

Manager's Report For December 15, 2014 Council Meeting

Met with Ed Wainwright reference a project he began for the Town. He is unable to finish the project and has requested that I have someone else complete it. Several names were provided and I will be contacting them so that we can move the project forward.

I have spoken to Tom Davis in reference to his home located on Chase Road and his desire to demolish the property. He has asked that the Fire Department burn the property but because of utility lines it doesn't appear that this will be able to occur. We may be able to use it for training purposes until it is destroyed but this will require further inspection and discussion with Mr. Davis.

The work to the retaining wall on Rock Street has begun. I have met with the contractor who wants to complete the job before bad weather sets in. As of 11-26-2014 the front portion of the wall is complete and the portion near the driveway has been started. So far the work looks outstanding and has made the area much safer.

I have been working with Don MacKay to schedule a meeting with Maine Community Foundation to look at funding opportunities for the Community Center. Don has contacted them and we have a phone conference scheduled with them for December 16.

Met with Land surveyor to proceed with property transfer. They have agreed to begin the work immediately in hopes of completing the work before the end of the year. The Town Attorney has been provided paperwork so that he is able to complete his necessary work as well.

I have spoken with Superintendent Rick Lyons about the draft budget schedule. We also discussed the preliminary findings of the draft audit that has been done on the school finances. He will be at the January Council meeting to present the findings to Council.

I have spoken with Chris Cronan and he is going to be resigning his position with the planning board. He has been with the planning board for nearly 25 years and his presence will be missed. The search for new members will continue. We had received one request for the committee but after follow up conversations the person wished not to continue with her application

I have received a service contract and have modified it to meet the needs of the Town as requested by the Council. This will be sent to the Council for approval

I attended the community center redevelopment committee meeting. They are continuing to work to apply for grants to redevelop the community center. At the meeting were (2) new members.

Manager's Report For December 15, 2014 Council Meeting

I have located the mission statement for the economical development committee that was in place from 1995-1999. This document will be presented to the Town Council for review and after discussion it possibly will become active again as we have received (2) applications for citizens that would like to be on the committee. I will also have the previous committee minutes available for review and will provide to the committee if they become active again.

Attachments:

Assessors update as of November 18, 2014

Letter from MDOT on turning over School Street to the Town

Update on Penobscot River Restoration

School Board agenda from December 1st meeting

Information from Municipal Review Committee

Email between Chairman Perry and Water Board Chair/Member

Veazie Town Council Meeting
November 17th, 2014

Members Present: Chairman Tammy Perry, Councilor Robert Rice, Councilor Chris Bagley, Councilor Karen Walker, Councilor David King, Manager Mark Leonard, Secretary Julie Strout, Laura Rose Day from Penobscot River Restoration, Steve Raymond from Sargent Corp. and various members of the public.

Members Absent:
None

ITEM 1: Call to order

Chairman Tammy Perry called the meeting to order at 6:30pm.

ITEM 2: Secretary to do the roll call:
All present.

ITEM 3: Pledge of the allegiance:

ITEM 4: Consideration of the Agenda

Councilor Rice wanted to add #8a as Discussion of minor service agreements.

ITEM 5: Approval of the October 27th, 2014 Council Meeting Minutes

Councilor David King made a motion, seconded by Councilor Karen Walker to accept the October 27th, 2014 Council Meeting Minutes as written. Voted 5-0-0. Motion carried.

ITEM 6: Comments from the public

Citizen Suzanne Malis-Anderson brought up her recommendation for an appointee to be on the hiring committee for the next superintendent at the Orono Veazie Water District. She is hopeful that this process will be a transparent process for the good of all.

New Business:

ITEM 7: Penobscot River Restoration Update

Laura Rose Day and Steve Raymond updated the Council on the Restoration Projects. Mr. Raymond said the town has treated them very well, very supportive considering the noise and traffic and they have gotten lots of compliments along the way.

ITEM 8: Committee Appointments

Councilor Robert Rice made a motion, seconded by Councilor Karen Walker to nominate Judy Horten to the Budget Committee. Voted 5-0-0. Motion carried.

Councilor David King made a motion, seconded by Councilor Karen Walker to nominate Norma Noble to the Budget Committee. Voted 5-0-0. Motion carried.

Councilor Robert Rice made a motion, seconded by Councilor Chris Bagley to nominate William Masters to the Budget Committee. Voted 5-0-0. Motion carried.

Council agreed to table the Planning Board nominations until we had a definite volunteer.

Councilor Robert Rice made a motion, seconded by Councilor David King to nominate Jeff Martin to the Conservation Commission Committee. Voted 5-0-0. Motion carried.

Councilor Robert Rice made a motion, seconded by Councilor Karen Walker to nominate Andrew Brown to the Conservation Commission Committee. Voted 5-0-0. Motion carried.

Councilor Karen Walker made a motion, seconded by Councilor David King to table the appointments for the Economic Development Committee until a January meeting, due to needing more information. Voted 5-0-0. Motion carried.

ITEM 8a: Discussion of Minor Service Agreements

Councilor Rice wanted to have Manager Leonard come up with a sample Minor Service Agreement to be approved by the Council at the next meeting.

ITEM 9: Discussion of Citizen Petition/letter concerning Orono/Veazie Water District

Chairman Tammy Perry will write a letter to the Orono/Veazie Water District to address the town's concerns and the Council will review the letter at the next meeting. The Water District will join the Council on December 15th at 6:00pm for a workshop and the Council Meeting will proceed at 6:30pm.

ITEM 10: Appointment of Council Member to OVWD Superintendent hiring process

Councilor Karen Walker made a motion to appoint Councilor Chris Bagley to the OVWD Superintendent hiring committee. No second. Motion failed.

Councilor Robert Rice made a motion, seconded by Chairman Tammy Perry to appoint Councilor David King to the OVWD Superintendent hiring committee. Voted 3-2-0. Motion carried. Councilor Chris Bagley and Councilor Karen Walker opposed.

ITEM 11: Pontem Software proposal

Councilor Karen Walker made a motion, seconded by Councilor David King to authorize Manager Leonard to enter into an agreement with Pontem Software for a purchase price of \$2,340 plus after the 1st year an annual support fee of \$351.00. Voted 5-0-0. Motion carried.

ITEM 12: MRC Board of Director Election Ballot

Councilor Robert Rice made a motion, seconded by Councilor Karen Walker to nominate Sophie Wilson to the MRC Board of Directors. Voted 5-0-0. Motion carried.

ITEM 13: Ambulance Contract

Councilor Robert Rice made a motion, seconded by Councilor Chris Bagley to approve the Ambulance Contract with the Orono Fire Department as amended. Voted 5-0-0. Motion carried.

Old Business:

ITEM 14: Ground Maintenance bid award

Councilor Karen Walker made a motion, seconded by Councilor Chris Bagley to accept Black Bear Lawn Cares proposal for \$15,000. Voted 2-3-0. Motion failed. Councilor Robert Rice, Councilor David King and Chairman Tammy Perry opposed.

Councilor David King made a motion, seconded by Councilor Robert Rice to accept Bangor Lawn Care and Landscaping proposal for \$ 14,980.00. Voted 3-2-0. Motion carried. Councilor Chris Bagley and Councilor Karen Walker opposed.

ITEM 15: Shoreland Zoning Ordinance Approval

Councilor Karen Walker made a motion, seconded by Councilor David King to accept the Shoreland Zoning Ordinance and map as presented. Voted 5-0-0. Motion carried.

ITEM 16: Manager's Report

Manager Leonard reviewed his report with the Councilor's.
The Council reviewed the Budget Schedule.

ITEM 17: Comments from the Public

Peter Lyford wanted to find out if when we discuss the Water District petition letter, will that be in an Executive Session. Chairman Perry stated no.
Citizen Brian Perkins shared his concerns with the Orono/Veazie Water District Board Trustees.

ITEM 18: Requests for information and Town Council Comments

There were a few comments made by Councilors

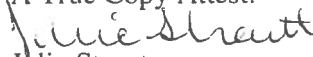
ITEM 19: Review & sign of AP Town Warrant #9 & #10 and Town Payroll #9 & #10 School Payroll Warrant #10 and AP School Warrant #10.

The warrants were circulated and signed.

ITEM 20: Adjournment

Councilor David King motioned to adjourn
Councilor Robert Rice seconded. No discussion. Voted 5-0-0
Motion carried.
Adjourned at 8:11pm

A True Copy Attest:



Julie Strout
Deputy Clerk

ITEM # 7

Town of Veazie

To: Veazie Town Council

From: Mark Leonard; Town Manager



Date: November 14, 2014

Ref: Manager Job Description

As requested at a previous Council meeting I'm providing you with my current job descriptions. Previously, I had stated that I was unable to locate a job description for the Town Manager but after further research I was able to find one, which I have attached for review. I'm unsure when this was authored and it doesn't match the other job description that we currently have. The other descriptions are consistent with what the Department of Labor looks for if they were to conduct an inspection. I have taken the liberty and drafted an updated job description which is in line with the other job descriptions. I have included this for review and would entertain any questions, comments or concerns. If this, or an amended version of the job description is what you choose to use it will have to be approved at a future Council meeting. Following the approval it will then be added to the personnel policy.

Please let me know if you have any additional request to assist with my review process.

POSITION DESCRIPTION

Class Title: Town Manager
Department: Executive
Date: November 2014

GENERAL PURPOSE:

Performs a variety of complex administrative, supervisory and professional work in planning, coordinating and directing the activities of the Town of Veazie.

SUPERVISION RECEIVED:

Works under the general guidance and direction of the Town Council

SUPERVISION EXERCISED:

Exercises supervision over all Town Departments either directly or through subordinate supervisors.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

This is responsible and varied professional work as the chief administrative officer in managing the affairs of the Town of Veazie under the direction of the Town Council in keeping with the Town Charter, ordinances, and the laws of the State of Maine and of the United States.

The Manager is charged with the identification of the service and policy needs of Veazie and has the responsibility for the development of the program or action directed by the Town Council to meet the identified needs of the community. The Manager shall act in such capacity as the Town Council may direct on municipal, state, federal and other policy issues affecting the Town.

The Manager is responsible for the annual preparation of the proposed budget and the administration of the budget once adopted. The Manager is also responsible for developing administrative procedures and for ensuring adherence to these procedures by all departments and employees.

The manager is charged with the responsibility of advising the Council and general public on the current status of all affairs of the Town.

The Manager is responsible for the maintenance of sound, positive public relations between the Town and its citizens; between Veazie and other governmental agencies and between the various boards and commissions that make up Veazie's Town Government.

The Manager performs such other duties as may be directed by the Town Council.

updated / draft

PERIPHERAL DUTIES:

Knowledge of municipal management, municipal government programs, community problems, and decision-making processes.

Knowledge of municipal financial management and accounting procedures, budgeting and investments.

Knowledge of state and federal programs and decision-making processes.

Knowledge of the principles of personnel administration.

Working knowledge of purchasing principles and practices including the bid process.

Ability to communicate effectively orally and in writing, including research capability and reporting ability.

Ability to maintain positive internal relations and to direct, supervise and motivate staff.

Ability to organize and use time effectively, and to be creative analytical.

Ability to listen and to accept criticism; must possess conflict resolution skills and public relations skills.

Examples of Work (Illustrative Only):

Carries out the directives of the Town Council; prepares reports and written recommendations as part of these activities.

Attends meetings of the Town Council, preparing and providing supporting documents and information pertinent to agenda items.

Serves as Personnel Director for the Town; hires, evaluates and directs the Town's staff as outlined in the Town Charter.

Monitors the budget and all financial affairs of the Town; works closely with departments heads in the development of a comprehensive budget and work program.

Administers the yearly operating budget and capital improvement budgets, submitting regular reports to the Council on the status of the Town's budgets.

Responsible for implementing all Council policy decisions and providing staff in all departments with the clear and efficient operating procedures necessary to carry out Council policy mandates.

Attends meetings and conventions on behalf of Town.

Serves as liaison between the Town Council and various public and private agencies and businesses and the citizens of Veazie.

PERIPHERAL DUTIES (CONT):

Represents the Town to a variety of outside organizations including but not limited to Maine Town and City Management Association, International City Management Association, Maine Municipal Association.

Serve as the Health and Safety Officer for the Town

Serve as the Overseer of the Poor for the Town

Serve as the Tax Collector for the Town

Serve as the Road Commissioner for the Town

Serves as the Town's purchasing agent.

Serves as the Personnel Director for the Town

Serves as the Budget Officer for the Town

Serves as the Deputy Registrar of Voters for the Town

Serves as the Town Clerk for the Town

Serves as the National Incident Manager (NIMS) Compliance Office for the Town

Serves as the Treasurer for the Town

Performs related work as may be required.

DESIRED MINIMUM QUALIFICATIONS:

Considerable experience in a responsible position of a managerial nature, preferably in local government. A strong background in financial management and accounting, budget preparation and accounting, administrative/organizational development, strong human relations skills. A degree in public administration or related field or an equivalent combination of experience and training.

SPECIAL REQUIREMENTS:

(A) Must possess, or be able to obtain by time of hire, a valid State Driver's License without record of suspension or revocation in any state

(B) Must be bondable

TOOLS AND EQUIPMENT USED:

Personal computer, including word processing and spreadsheet software, calculator, phone, copy machine, fax machine, postage machine and other essential office equipment to perform the necessary function of the job described above.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is occasionally required to stand; walk; use hands to finger, handle, or operate objects, controls, or tools listed above; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and taste or smell.

Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

The employee must occasionally lift and/or move 25 + or - pounds.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

The noise level in the work environment is usually moderate.

SELECTION GUIDELINES:

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Approval: _____
Town Council Chair

Effective Date: _____ Revision History: _____

CHAPTER 21 - PERSONNEL

EXHIBIT A

Position Title: Town Manager

Position Description:

The Town Manager is the chief administrative officer of the Town of Veazie. The Manager shall be responsible to the Town Council for the administration of all Town affairs placed in his/her charge either by Charter or as may be required by the Council.

Position Duties:

1. Performs the duties of Town Treasurer, Tax Collector, Road Commissioner, and Administrator of General Assistance.
2. Serves as Town Personnel Director. Administers Town Personnel Ordinance. Appoints, subject to Council approval disciplines and removes all town employees.
3. Directs and supervises the administration of all Town departments, offices and agencies, except as provided by Charter or law.
4. Directs and supervises the enforcement of all town ordinances, Charter provisions, and Council acts.
5. Serves as Town Budget Officer. Prepares and submits the annual budget, annual capital expenditure program, and annual financial and administrative reports to the Council.
6. Attends all Council meetings and serves as Secretary to the Council, including but not limited to keeping minutes and correspondence for the Council.
7. Prepare and submits to the Council reports, and makes recommendations to the Council concerning Town affairs.
8. Assists insofar as possible, residents and taxpayers in discovering their lawful remedies in cases involving complaints of unfair vendor, administrative and governmental practices.
9. Performs other duties as specified by the Town Charter or as may be required by the Town Council.

Current

Qualifications:

The Town Manager must exhibit initiative, leadership and judgement in the administration of all affairs placed in his/her charge.

Knowledge of State and federal statutes affecting municipal governments, including but not limited to public works functions and techniques, financial and personnel practices.

Ability to work effectively with Town officials, general public and employees.

Ability to communicate effectively verbally and in writing.

Education and Experience:

Bachelor's Degree in Political Science, Public Administration or related field required or the equivalent work experience.

POSITION DESCRIPTION

Class Title: Fire Department Chief

Department: Fire

Date: 05/10/95

GENERAL PURPOSE

Performs a variety of technical, administrative, and supervisory work in planning, organizing, directing and implementing fire prevention, suppression and emergency medical services to prevent or minimize the loss of life and property by fire and emergency medical conditions.

SUPERVISION RECEIVED:

Works under the General Guidance and Direction of the Town Manager.

SUPERVISION EXERCISED

Supervises the Day Fire Fighter Personnel , Assistant Fire Chief , and other department staff directly.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Plans, coordinates, supervises and evaluates Fire and EMS operations.

Establishes policies and procedures for Fire / EMS Department in order to implement directives from the Town Manager or Town Council.

Plans and implements Fire and EMS programs for the Town in order to better carry out the policies and goals; reviews Departmental performance and effectiveness; formulates programs or policies to alleviate deficiencies.

Supervises and coordinates the preparation and presentation of an annual budget for Fire / EMS Department; directs the implementation of the Departments' budgets; plans for and reviews specifications for new or replaced equipment.

Responds to alarms and may direct activities at the scene of major emergencies.

Supervises the inspection of buildings and other properties for fire hazards and enforces fire prevention ordinances.

Directs the operation of departmental in-service training activities.

Controls the expenditure of departmental appropriations.

Exhibit I

Handles grievances, maintains Departmental discipline and the conduct and general behavior of assigned personnel.

Prepares and submits monthly reports to the Town Manager regarding the Departments' activities and prepares a variety of other reports as appropriate including the annual report of activities.

Plans departmental operation with respect to equipment, apparatus, and personnel; supervises the implementation of such plans.

Assigns personnel and equipment to such duties and uses as the service requires; evaluates the need for and recommends the purchase of new equipment and supplies.

PERIPHERAL DUTIES

Meets with elected or appointed officials, other Fire/EMS officials, community and business representatives and the public on all aspects of the Departments' activities.

Attends conferences and meetings to keep abreast of current trends in the field; represents the Town Fire/EMS Department in a variety of local, county, state and other meetings.

Performs the duties of command personnel as needed and fulfills obligations during duty days or duty weeks.

Serves as a member of various employee committees.

DESIRED MINIMUM QUALIFICATIONS

Education and Experience:

(A) Graduation from high school or GED.

(B) (10) years prior work experience of a progressively responsible nature in fire fighting and prevention and emergency medical services, including supervisory duties which must have been equivalent to Fire Captain or higher for at least (2) two years.

Necessary Knowledge, Skills and Abilities:

(A) Thorough knowledge of modern fire suppression and prevention and emergency medical services principles, procedures, techniques, and equipment; Working knowledge of first aid and resuscitation techniques and their application. Certification at NFPA 1001, Firefighter 2 Level, Certification at a minimum first responder level; Considerable knowledge of applicable laws, ordinances, departmental standard operating procedures and Regulations; Prefer individual with certificate in Fire Science Technology, completion of NFPA 1021, Fire Officer Training Courses; Officership, Supervision, Leadership, Tactics and Strategy.

(B) Skill in the operation of listed tools and equipment.

(C) Ability to train and supervise subordinate personnel; Ability to perform work requiring good physical condition; Ability to communicate effectively orally and in writing; Ability to exercise sound judgment in evaluating situations and in making decisions; Ability to effectively give and receive verbal and written instructions; Ability to establish and maintain Effective working relationships with other employees, supervisors and the public; and Ability to meet the special requirements listed below.

SPECIAL REQUIREMENTS

(A) Must be twenty-one (21) years of age or older at time of hire; (B) Must possess, or be able to obtain by time of hire, a valid State Driver's License without record of suspension or revocation in any state; (C) No felony convictions or disqualifying criminal histories within the past seven years; (D) Ability to read and write the English language (substitute any local or State requirements for those listed here), and (E) Ability to meet Departmental physical standards.

TOOLS AND EQUIPMENT USED

Emergency medical aid unit, fire apparatus, fire pumps, hoses, and other standard firefighting equipment, ladders, first aid equipment, radio, pager, personal computer, phone.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit; talk or hear; stand; walk; use hands to finger, handle, or operate objects, tools, or controls; and reach with hands and arms. The employee is occasionally required to climb or balance; stoop, kneel, crouch, or crawl; and taste or smell.

The employee must frequently lift and/or move up to 10 pounds and occasionally lift and/or move up to 100 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Prepares and submits periodic reports to the Town Manager regarding the Department's activities, and prepares a variety of other reports as appropriate.

Meets with elected or appointed officials, other law enforcement officials, community and business representatives and the public on all aspects of the Department's activities.

Attends conferences and meetings to keep abreast of current trends in the field; represents the Town Police Department in a variety of local, county, state and other meetings.

Cooperates with County, State and Federal law enforcement officers as appropriate where activities of the police department are involved.

Serves as department's liaison with other Town Departments, I.e. Public Works, Fire Department, and School Department.

Ensures that laws and ordinances are enforced and that the public peace and safety is maintained.

PERIPHERAL DUTIES

Directs investigation of major crime scenes.

Performs the duties of subordinate personnel as needed.

Analyzes and recommends improvements to equipment and facilities, as needed.

DESIRED MINIMUM QUALIFICATIONS

Education and Experience:

(A) Graduation from a college or university with a bachelor's degree in police science, law enforcement, criminal justice, public administration or a closely related field, and

(B) seven (7) years of experience in police work, three years of which must have been equivalent to police sergeant or higher, and

(C) Completion of the basic law enforcement training academy or equivalent, or

(D) An equivalent combination of education and experience.

Necessary Knowledge, Skills and Abilities:

(A) Thorough knowledge of modern law enforcement principles, procedures, techniques, and equipment; Considerable knowledge of applicable laws, ordinances, and department rules and regulations;

(B) Skill in the use of the tools and equipment listed below.

(C) Ability to train and supervise subordinate personnel; Ability to perform work requiring good physical condition; Ability to communicate effectively orally and in writing; Ability to establish and maintain effective working relationships with subordinates, peers and supervisors; Ability to exercise sound judgment in evaluating situations and in making decisions; Ability to give verbal and written instructions; Ability to meet the special requirements listed below;

SPECIAL REQUIREMENTS:

(A) Must possess, or be able to obtain by time of hire, a valid State Driver's License without record of suspension or revocation in any state;

(B) Basic law enforcement training certification or equivalent.

TOOLS AND EQUIPMENT USED

Police car, police radio, radar gun, handgun and other weapons as required, baton, handcuffs, breathalyzer, pager, first aid equipment, personal computer including word processing software.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is occasionally required to stand; walk; use hands to finger, handle, or operate objects, controls, or tools listed above; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and taste or smell.

The employee must occasionally lift and/or move more than 100 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee frequently works in outside weather conditions. The employee occasionally works near moving mechanical parts; in high, precarious places; and with explosives and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme cold, extreme heat, and vibration.

The noise level in the work environment is usually moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Approval: _____
Department Head

Effective Date: 09-10-2001

Revision History: 4-26-2005

POSITION DESCRIPTION: Police Chief

Class Title: Police Chief
Department: Police
Date: 2013

GENERAL PURPOSE

Performs a variety of complex administrative, supervisory and professional work in planning, coordinating and directing the activities of the Police Department.

SUPERVISION RECEIVED:

Works under the general guidance and direction of the Town Manager.

SUPERVISION EXERCISED

Exercises supervision over all police department staff directly or through subordinate supervisors.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Plans, coordinates, supervises and evaluates police department operations.

Develops policies and procedures for the Department in order to implement directives from the Town Council or Manager.

Plans and implements a law enforcement program for the Town in order to better carry out the policies and goals of Town Management and Council; reviews Department performance and effectiveness, formulates programs or policies to alleviate deficiencies.

Coordinates the information gathered and work accomplished by various officers; assigns officers to special investigations as the needs arise for their specific skills.

Assures that personnel are assigned to shifts or working units which provide optimum effectiveness in terms of current situations and circumstances governing deployment.

Evaluates evidence, witnesses, and suspects in criminal cases to correlate all aspects and to assess for trends, similarities, or for associations with other cases.

Supervises and coordinates the preparation and presentation of an annual budget for the Department; directs the implementation of the department's budget; plans for and reviews specifications for new or replaced equipment.

Directs the development and maintenance of systems, records and legal documents that provide for the proper evaluation, control and documentation of police department operations.

Trains and develops Department personnel.

Handles grievances, maintains Departmental discipline and the conduct and general behavior of assigned personnel.

Prepares and submits periodic reports to the Town Manager regarding the Department's activities, and prepares a variety of other reports as appropriate.

Meets with elected or appointed officials, other law enforcement officials, community and business representatives and the public on all aspects of the Department's activities.

Attends conferences and meetings to keep abreast of current trends in the field; represents the Town Police Department in a variety of local, county, state and other meetings.

Cooperates with County, State and Federal law enforcement officers as appropriate where activities of the police department are involved.

Serves as department's liaison with other Town Departments, I.e. Public Works, Fire Department, and School Department.

Ensures that laws and ordinances are enforced and that the public peace and safety is maintained.

PERIPHERAL DUTIES

Directs investigation of major crime scenes.

Performs the duties of subordinate personnel as needed.

Analyzes and recommends improvements to equipment and facilities, as needed.

DESIRED MINIMUM QUALIFICATIONS

Education and Experience:

(A) Graduation from a college or university with a bachelor's degree in police science, law enforcement, criminal justice, public administration or a closely related field, and

(B) seven (7) years of experience in police work, three years of which must have been equivalent to police sergeant or higher, and

(C) Completion of the basic law enforcement training academy or equivalent, or

(D) An equivalent combination of education and experience.

Necessary Knowledge, Skills and Abilities:

(A) Thorough knowledge of modern law enforcement principles, procedures, techniques, and equipment; Considerable knowledge of applicable laws, ordinances, and department rules and regulations;

(B) Skill in the use of the tools and equipment listed below.

(C) Ability to train and supervise subordinate personnel; Ability to perform work requiring good physical condition; Ability to communicate effectively orally and in writing; Ability to establish and maintain effective working relationships with subordinates, peers and supervisors; Ability to exercise sound judgment in evaluating situations and in making decisions; Ability to give verbal and written instructions; Ability to meet the special requirements listed below;

SPECIAL REQUIREMENTS:

(A) Must possess, or be able to obtain by time of hire, a valid State Driver's License without record of suspension or revocation in any state;

(B) Basic law enforcement training certification or equivalent.

TOOLS AND EQUIPMENT USED

Police car, police radio, radar gun, handgun and other weapons as required, baton, handcuffs, breathalyzer, pager, first aid equipment, personal computer including word processing software.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently required to sit and talk or hear. The employee is occasionally required to stand; walk; use hands to finger, handle, or operate objects, controls, or tools listed above; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl; and taste or smell.

The employee must occasionally lift and/or move more than 100 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee frequently works in outside weather conditions. The employee occasionally works near moving mechanical parts; in high, precarious places; and with explosives and is occasionally exposed to wet and/or humid conditions, fumes or airborne particles, toxic or caustic chemicals, extreme cold, extreme heat, and vibration.

The noise level in the work environment is usually moderate.

SELECTION GUIDELINES

Formal application, rating of education and experience; oral interview and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Approval: _____
Department Head

Effective Date: 09-10-2001

Revision History: 4-26-2005

DRAFT
Mission Statement

To actively pursue commercial/industrial development for the remaining appropriate undeveloped land and underutilized buildings in Veazie. The development must be compatible with the high quality of life and add to the long term economic well being of the community.

- * Community Involvement
- * Quality Performance Standards
- * Public relations/ Information/ Networking
- * Strategic Planning
- * Address any site issues
- * Business attraction/ Marketing
- * Development inducements

Secondly, for the Town of Veazie to be open to, work closely with, and be responsive to existing businesses. Veazie will proactively strive within our legal capacity to allow businesses the opportunity to prosper.

- * Council leadership
- * Business visitations
- * Bring resources to Veazie
- * Promote business interactions
- * Shift attitudes/ Information
- * First stop/one stop assistance
- * Expedited permits
- * Municipal staff education
- * "Can Do" image

Thirdly, to constantly seek new suitable opportunities which will create employment in Veazie, and will continue to maintain community character.

- * Innovative developments
- * Grant applications

SERVICES AGREEMENT

THIS AGREEMENT is made this _____ day of _____, _____ by and between the **Town of Veazie**, a municipal corporation existing under the laws of the State of Maine (hereinafter "TOWN") and _____ (hereinafter "CONTRACTOR").

In consideration of the mutual covenants and conditions contained herein, the TOWN and the CONTRACTOR agree as follows:

I. SCOPE OF SERVICES:

CONTRACTOR shall furnish all of the services, materials and perform all of the work as described in the Scope of Work attached hereto as Exhibit A in return for payment as provided herein.

A. CONTRACTOR shall be responsible for the satisfactory and timely completion of the Services furnished by the CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in the work.

B. TOWN's review, approval or acceptance of, or payment for, any of the Services shall not be construed to operate as a waiver of any rights under this Agreement or any cause of action arising out of the performance of this Agreement, and the CONTRACTOR shall remain liable in accordance with applicable law for all damages to TOWN caused by the CONTRACTOR's negligent performance, or inadequate or nonperformance, of any of the Services furnished under this Agreement.

II. CONTRACTOR OBLIGATIONS:

CONTRACTOR warrants:

A. That CONTRACTOR will furnish all vehicles, materials, personnel, tools and equipment, except as otherwise specified herein, and do everything necessary and proper to satisfactorily perform the Services required by this Agreement.

B. That CONTRACTOR is financially solvent, is experienced in and competent to perform the Services and is able to furnish the vehicles, materials, personnel, tools and equipment to be furnished by CONTRACTOR.

C. That CONTRACTOR is familiar with all federal, State and local statutes, laws, rules, regulations, ordinances and orders which may in any way affect the Services.

TOWN OF VEAZIE

CONTRACTOR OBLIGATIONS (CONT):

D. That CONTRACTOR has carefully examined this Agreement and Exhibit A hereto and the site of the Services and that CONTRACTOR has conducted CONTRACTOR's own investigation of the nature and location of the Services, the character of equipment and personnel needed to perform the Services and all conditions which may in any way affect the performance of the Services.

E. That any increase in CONTRACTOR'S costs during the term of this Agreement shall be the sole responsibility of the CONTRACTOR.

III. COMPLETION OF SERVICES/COMPLETION DATE:

The Services to be performed under this Agreement shall be commenced by _____ and completed on or before _____.

IV. CONTRACT PRICE:

TOWN shall pay the CONTRACTOR for the performance of Services under this Agreement the sum of \$ _____ (the "Contract Price"), payable as follows: _____.

V. GUARANTEE:

A. To the extent construction or materials are provided in the provision of Services hereunder, CONTRACTOR and subcontractors, if any, shall guarantee their work against any defects in workmanship and materials for a period of one year from the date of the TOWN's written acceptance of the work, and agree to repair or replace at no cost or expense to the TOWN all work, materials and fixtures at any time during said one-year period.

B. CONTRACTOR represents that in the performance of CONTRACTOR's obligations hereunder, CONTRACTOR will perform in accordance with applicable standards of conduct for professionals or contractors in the field.

VI. PERMITS AND LICENSES:

Permits and licenses necessary for the prosecution of the Services shall be secured and paid by the CONTRACTOR.

TOWN OF VEAZIE

VII. TOWN'S RIGHT TO TERMINATE CONTRACT:

Without prejudice to any other right or remedy, TOWN may terminate this Agreement for cause by providing the CONTRACTOR with seven (7) days' written notice of termination. For purposes of this Agreement, cause includes, but is not limited to: adjudication of the CONTRACTOR as bankrupt; making of a general assignment by CONTRACTOR for the benefit of creditors; appointment of a receiver because of CONTRACTOR's insolvency; CONTRACTOR's persistent or repeated refusal or failure, except for cases in which extension of time is provided, to supply enough properly-skilled workers or proper equipment or materials to perform the Services; CONTRACTOR's persistent disregard of federal, state or local statutes, laws, codes, rules, regulations, orders or ordinances; and CONTRACTOR's substantial violation of, or failure to perform, any provisions of this Agreement. In the event of a termination for cause, CONTRACTOR shall not be entitled to receive any further payment. Further, TOWN may terminate this Agreement for convenience upon thirty (30) days' written notice to CONTRACTOR, in which case, TOWN shall pay CONTRACTOR for Services satisfactorily performed and materials purchased up to the date of receipt of such notice by the CONTRACTOR. In the event that the TOWN terminates this Agreement for cause and it subsequently is determined that cause did not exist, such termination shall be deemed to be for convenience.

VIII. INSURANCE:

Except as otherwise provided by this Agreement, CONTRACTOR and its subcontractors shall obtain and maintain, throughout the term of this Agreement, at no expense to the TOWN, the following insurance coverages:

A. **Public Liability Insurance** in the amount of not less than Four Hundred Thousand Dollars (\$400,000) or such other amount as is established by the Maine Tort Claims Act (14 M.R.S.A. §8101 et seq.) as amended from time to time, combined single limit, to protect the CONTRACTOR, any subcontractor performing Services under this Agreement, and the TOWN from claims and damages that may arise from operations under this Agreement, whether such operations be by CONTRACTOR or by a subcontractor or by anyone directly or indirectly employed by them.

B. **Automobile Liability Insurance** in the amount of not less than Four Hundred Thousand Dollars (\$400,000) or such other amount as is established by the Maine Tort Claims Act (14 M.R.S.A. §8101 et seq.) as amended from time to time, combined single limit, to protect the CONTRACTOR, any subcontractor performing work covered by this Agreement, and the TOWN from claims and damages that may arise from operations under this Agreement, whether such operations be by CONTRACTOR or by a subcontractor or by anyone directly or indirectly employed by them.

TOWN OF VEAZIE

INSURANCE (CONT):

C. **Workers' Compensation Insurance** in amounts required by Maine law. In case any class of employees engaged in hazardous work under this Agreement is not protected under the Workers' Compensation Act, CONTRACTOR shall, at CONTRACTOR's own expense, provide for the protection of CONTRACTOR's employees not otherwise protected.

D. All such insurance policies shall name the TOWN and its officers, agents and employees as additional insureds, except for workers' compensation insurance. CONTRACTOR, prior to commencement of Services under this Agreement, and any of CONTRACTOR's subcontractors, prior to commencement of Services under any subcontract, shall deliver to TOWN certificates satisfactory to TOWN evidencing such insurance coverages, which certificates shall state that the carrier must provide written notice to TOWN at least thirty (30) days prior to cancellation, non-renewal, material modification or expiration of any policies, evidenced by return receipt of United States Certified Mail. Replacement certificates shall be delivered to TOWN prior to the effective date of cancellation, termination, material modification or expiration of any such insurance policy. CONTRACTOR shall not commence Services under this Agreement until CONTRACTOR has obtained all insurance coverages required under this subparagraph and such insurance policies have been approved by the TOWN, nor shall CONTRACTOR allow any of CONTRACTOR's subcontractors to commence Services on any subcontract until all such insurance policies have been obtained by the subcontractor and approved by TOWN.

IX. INDEMNIFICATION:

CONTRACTOR agrees to defend, indemnify, and hold harmless TOWN, its officers, agents, and employees, against any and all liabilities, causes of action, judgments, claims or demands, including attorney's fees and costs, for personal injury (including death) or property damage arising out of or caused by the performance of Services under this Agreement by CONTRACTOR, or CONTRACTOR's subcontractors, agents or employees.

X. ASSIGNMENT:

Neither party to the Agreement shall assign this Agreement or sublet it as a whole without the written consent of the other, nor shall CONTRACTOR assign any prior moneys due or to become due to CONTRACTOR hereunder, without the previous written consent of the TOWN.

XI. SUBCONTRACTS:

CONTRACTOR shall not sublet any part of this Agreement without the prior written permission of the TOWN. CONTRACTOR agrees that CONTRACTOR is fully responsible to TOWN for the acts and omissions of CONTRACTOR's subcontractors and of persons either directly or indirectly employed by them, as CONTRACTOR is for the acts and omissions of persons directly employed by CONTRACTOR.

TOWN OF VEAZIE

XII. FINAL PAYMENT:

Final payment, constituting the entire unpaid balance for the Contract Sum, shall be paid by the TOWN to CONTRACTOR when the Services have been completed to the satisfaction of TOWN.

XIII. NON-WAIVER:

Except as expressly provided in this Agreement, the failure or waiver, or successive failures or waivers on the part of either party hereto, in the enforcement of any paragraph or provision of this Agreement shall not render the same invalid nor impair the right of either party hereto, its successors or permitted assigns, to enforce the same in the event of any subsequent breach thereof.

XIV. NOTICES:

Notices hereunder shall be deemed sufficient if sent by U.S. Certified mail as follows:

TO TOWN:

TOWN OF VEAZIE
1084 MAIN STREET
VEAZIE, MAINE 04401
ATTN: TOWN MANAGER

TO CONTRACTOR:

XV. REMEDIES:

Except as otherwise agreed by the parties in writing, all disputes, claims, counterclaims and other matters in question between the TOWN and the CONTRACTOR arising out of or relating to this Agreement shall be decided by a Maine court of competent jurisdiction. This Agreement is made and shall be construed under the laws of the State of Maine. Except as otherwise expressly agreed by the parties in writing, exclusive venue for any such civil action shall be in Penobscot County, Maine.

TOWN OF VEAZIE

XVI. COMPLIANCE WITH APPLICABLE LAWS:

CONTRACTOR agrees that CONTRACTOR and CONTRACTOR's subcontractors, if any, shall comply with all applicable federal, State and local statutes, laws, rules, regulations, codes, ordinances, orders and resolutions in the performance of Services under this agreement.

XVII. EXTENT OF AGREEMENT:

This Agreement (and the Exhibit A attached hereto and hereby incorporated into this Agreement) represent the entire and integrated Agreement between TOWN and CONTRACTOR and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both TOWN and CONTRACTOR.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

TOWN

Witness

By: _____
Name: _____
Title: _____

CONTRACTOR

Witness

By: _____
Name: _____
Title: _____



ITEM # 11

Town of Veazie
1084 Main Street
Veazie, ME 04401
Phone: (207) 947-2781
Fax: (207) 942-1654
www.veazie.net

December 15, 2014

Board of Trustees
Orono-Veazie Water District
47 Penobscot Street
Orono, ME 04473

Dear Trustees,

The Veazie Town Council received a letter dated October 15, 2014 and signed by citizens of Veazie and Orono detailing their concerns about the Orono-Veazie Water District. The letter, in the form of a petition, outlined a number of concerns with water quality and with the structure and transparency of the Orono-Veazie Water District. This letter outlines the issues raised by our citizens and requests remedy.

Comprehensive Plan. We share the desire of the citizens that the OVWD have a comprehensive water management plan. We understand the short-term efforts to remedy the issues with chemical byproducts of chlorine, such as flushing hydrants and working to purchase water from neighboring towns to dilute ours, but we agree with our citizens that the OVWD would benefit from a long-term comprehensive quality assurance plan for our water. We also believe that the infrastructure of the OVWD could be modified in ways that could increase efficiency and prevent water quality issues in the future. Further, we are in agreement with our citizens that water chemistry and purity should be comparable with that of surrounding communities. Having reviewed some of the test results from surrounding communities, it is clear that they have both lower and more consistent values that are found in our water. We support the suggestion of our citizens that a committee be created that includes public stakeholder representatives to create this plan.

Communication. We agree with our citizens that concerted and ongoing efforts need to be in place for open communication between the OVWD and the public. That includes dialogue between the OVWD and the public at meetings and the generation of meeting minutes that capture the topics — reliably — of each meeting. We appreciate that the District has already begun working on this and we offer our assistance as elected community officials to continue with this task.

Public Confidence. The citizens' letter has a common thread of lack of public confidence in the governance of the OVWD and the quality of our water. Restoring trust in the OVWD should be a

priority. We ask that the OVWD become a more deliberative body and recognize its role as a public trust operating under a State charter. Analyzing and discussing problems publically goes a long way toward earning that trust. As solutions are explored, developed, and accepted or rejected, the public has a chance to see and understand your reasoning. It is clear that increased public input and open deliberations would help to restore public confidence and trust.

Freedom of Information Act. Understanding and respecting the Freedom of Information Act is an important responsibility that we also share. We note that the Maine Municipal Association offers an Elected Officials Workshop. Though not technically elected, the Trustees of the OVWD face the same challenges and responsibilities of elected officials. MMA also offers a class on Managing Freedom of Access Requests. This may be beneficial to the new Superintendent once selected.

Hiring Process. We would like to express our sincere appreciation for the service provided by Dennis Cross as Superintendent of the OVWD. As the Trustees embark on the hiring process, we encourage you to have all Trustees involved in the process in a participative manner. While we understand that executive sessions may be needed early in the process to respect the confidentiality of applicants, we believe that all Trustees and the public should be allowed to have input in the later stages of the process. The actions of the Superintendent affect all.

We respectfully request an update on your progress with these matters within three months to allow us to determine what, if any, further action the Council needs to take.

Thank you.

Sincerely,

Tammy J. Perry
Chair, Veazie Town Council

cc: Veazie Town Council
Orono-Veazie Water Citizens Action Group
Orono-Veazie Water District Superintendent/Interim
Orono Town Council

2015 Budget Meeting Schedule

ITEM # 12

<u>Day</u>	<u>Date</u>	<u>Time</u>	<u>Topic</u>
Thursday	January 15 th	Workshop <i>All Departments</i>	6:30 PM 1 st /2 nd Quarter Review
Thursday	March 11 th	Workshop <i>Municipal Departments</i>	6:30 PM FY15/16 Draft Budget Presentation
Thursday	March 19 th	Workshop <i>School Department</i>	6:30 PM FY15/16 Draft Budget Presentation
Thursday	April 9 th	Workshop <i>All Departments</i>	6:30 PM 3 rd Quarter Review
Thursday	April 16 th	Workshop <i>Municipal Departments</i>	6:30 PM FY 15/16 Budget Presentation
Tuesday	April 30 th	Workshop <i>School Departments</i>	6:30 PM FY 15/16 Budget Presentation
<i>School Vacation is the Week of April 20-24, 2015/ Patriots Day April 20, 2015</i>			
Friday	May 1 st	<i>Last day for submittal of recommendations to Budget Officer</i>	
Tuesday	May 6 th	Workshop <i>All Departments</i>	6:30 PM <u>Scheduled if needed</u>
Thursday	May 7 th	Workshop <i>All Departments</i>	6:30 PM <u>Schedule if needed</u>
Monday	May 11 th	Town Manager issues Budget Message	
Monday	May 11 th	Public Hearing <i>All Departments</i>	6:30 PM Budget Committee Review of Workshops, Council Review Session and Public Hearing on Total Budgets
<i>(Recommend warrant signing for Town Report)</i>			
Monday	May 25 th	Council Meeting	6:30 PM Memorial Day Monday May 25, 2014
Tuesday	June 9 th	Council Meeting	6:30PM
Tuesday	June 9 th	Town Meeting	8:00 PM Voting of Warrant Articles

All meetings will be held in the Council Chambers of the Municipal Building except for the Town Meeting, which will be held at the Veazie Community School.



Paul R. LePage
GOVERNOR

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
16 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0016

David Bernhardt
COMMISSIONER

November 13, 2014

Mark Leonard, Town Manager
1084 Main Street
Veazie, ME 04401

SCHOOL STREET

Dear Mr Leonard:

I wanted to send you a short note to inform you of the official classification changes on this road. The planned transfer date was November 1.

For your information, the MaineDOT Commissioner approved this on 10/15/14 and the Federal Highway Administration approved it on 11/4/14. With those actions, this former State Aid #5 is now a local road under the full jurisdiction of the town.

Thank you very much for meeting on September 16 and your cooperation with this issue.

If you have any questions, please contact me, or Steve in Bangor.

Sincerely,

Peter Coughlan, Director
Community Services Division
peter.coughlan@maine.gov
624-3266

Cc: Steve Thebarger, DOT Region 4



PRINTED ON RECYCLED PAPER



PENOBSCOT RIVER RESTORATION TRUST

AMERICAN SALT & MINERAL INDUSTRIES ASSOCIATION • 1000 RIVERCHURCH DRIVE, SUITE 100 • FARMINGTON, CONNECTICUT 06030 • (203) 635-1000

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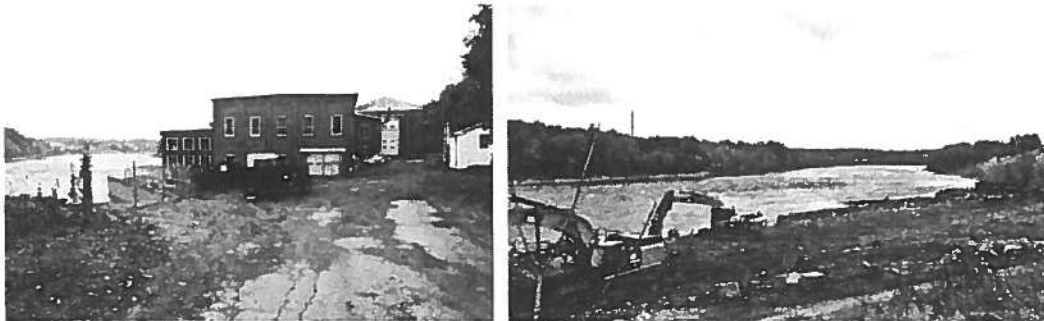
ShareThis



The Project > Veazie Dam Removal



Site where the Veazie Dam was removed in 2013, looking toward the Eddington shoreline. Scroll down for more images, video and media about the dam removal!



Veazie Dam Powerhouse A, which was built into the river shoreline, was removed in October, 2014. Work continues to remove the remaining structure below ground level, and the shoreline will be re-sloped and returned to a natural state. An educational kiosk and picnic area will be placed on site.

Veazie Site Updates



The 2014 Bashebz Run Canoe and Kayak Race brought 36 racing boats out on this 15.5 mile challenging course from Indian Island to the Brewer

Fact sheet

The Penobscot River Restoration Trust owns the site of the now former Veazie Dam, located on the Penobscot River in Veazie and Eddington, Maine, near the head of tide. The buttress-style dam was built in 1913, and dams have been documented at the site as early as the 1830's, blocking fish passage for nearly 200 years.

The removal of the dam and some of the ancillary structures was completed during the months of July through November 2013; additional work at the site

Photos of dam removal

CBS Evening
News

Bangor Daily
News (with
video)

Portland Press
Herald (with
video)

The New York
Times Editorial

Boston Globe
cover story

SLIDE SHOW

riverfront. Paddlers shown above are navigating the whitewater that now exists where the Veazie Dam once stood.

Former Veazie Dam Site Taken Jan 21, 2014 and Video



What's New: The Veazie dam would have extended from the the right side of the photo to about where the wooden platform base is visible above the rock outcrop near the middle of the photo. None of the rapids would have been visible.

[Click here](#), or on the photo above to start the video. Make sure your speakers are turned on so that you can hear the lovely sound that the rapids make.

Former Veazie Dam Site Taken Dec 17, 2013



Free Flowing River at the former Veazie Dam Site, Eddington Perspective November 20, 2013

related to the remaining powerhouse is expected to be complete in late 2014. It is now possible for Atlantic salmon and all species of sea-run fish to pass the site and travel upstream past the former Great Works site, all the way to the Milford Dam in Old Town and Milford.

The site included two powerhouse buildings and structures related to the collection of Atlantic salmon brood stock. The smaller of the powerhouse buildings was demolished this past summer. The larger powerhouse building, "Powerhouse A" was demolished in 2014.

The dam removal work is being completed by [Sargent Corporation](#), headquartered in Old Town, Maine.

showing progression of Veazie Dam Removal courtesy of Steve Shepard/U.S. Fish & Wildlife Service

More Media coverage

[Mainebiz: Growing with the Flow](#) - August 19, 2013

[Boston Globe: Breaching of dam restoring salmon passage unite many](#) - July 23, 2013

[Indian Country Today: Ceremony and eagles mark beginning of Veazie dam removal](#) - July 23, 2013

[Portland Press Herald: Historic removal of Veazie Dam gets under way](#) - July 22, 2013

[MPBN: Contractors Begin Removing Maine's Veazie Dam](#) - July 22, 2013

[Bangor Daily News: Breaching of Veazie Dam begins as part of Penobscot River Restoration](#) - July 22, 2013

More media coverage can be found [HERE!](#)

Thanks to Steve Shepard of the U.S. Fish & Wildlife Service for these pictorial updates on progress at the site!

[Veazie Update September 5, 2013](#)

[Veazie Update August 22, 2013](#)

[Veazie Update August 2, 2013](#)

[Photos](#) and Videos of the Site

Major Funders for the Veazie Dam Deconstruction



Thank you to all our partners, contributors and community members.

Follow dam removal progress on [Facebook!](#)

[Veazie Breaching Event](#)

[~ Downloadable Event Poster ~](#)

[Live broadcast!](#)

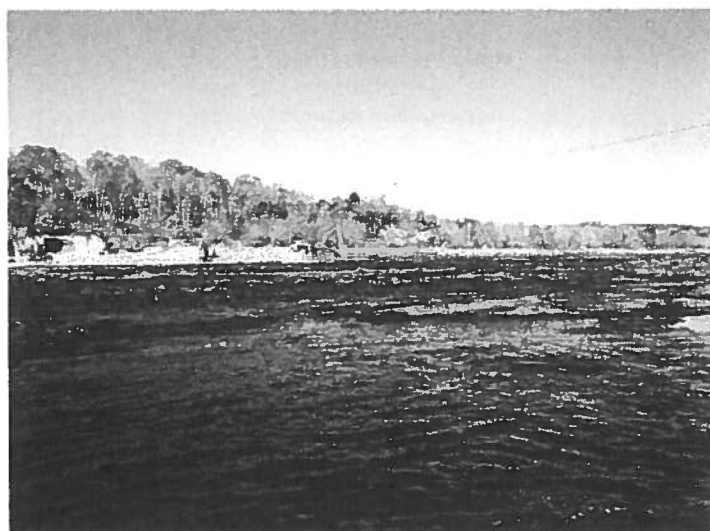
July 22 at 10 a.m.



Click on the above photo to see a 10-minute time-lapse video of the removal from the west bank (Veazie) side

[Video of the free-flowing site taken Nov 20, 2013](#)

Freeing the West Channel at Veazie - October 23, 2013



Click on the above photo to see a video compilation documenting the west-channel work. This also shows some of the unique river features emerging after having been buried for over 100 years!

East-side Cofferdam Breach - October 10, 2013

Veazie Dam Quick Facts

Height: ~ 32 feet at max

Length: ~ 830

Impoundment length: ~ 3.8 mi

Year built: 1913

Operated as a "run of river" dam, the water spilling over the dam is equal to the water flowing into the headpond (also known as the "impoundment") and it does not function to provide flood control.



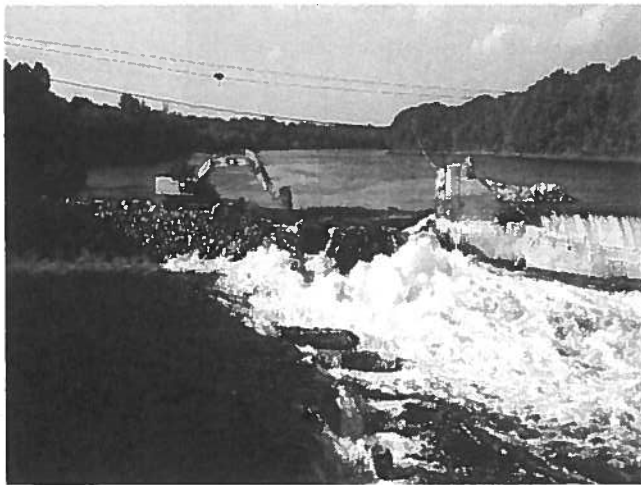
October 10th saw another point of major progress in the Veazie dam removal process - the cofferdam was breached on the Eddington side. [Click here](#) to see a video of the river flowing freely along the Eddington side. The cofferdam is now being moved back towards the Veazie side.

[Brief video of river post-cofferdam removal, Aug 21 2013](#)

[Time-lapse video of cofferdam removal](#)

[Brief video of cofferdam breach](#)

Cofferdam Breached at Veazie Dam Site Aug 21, 2013

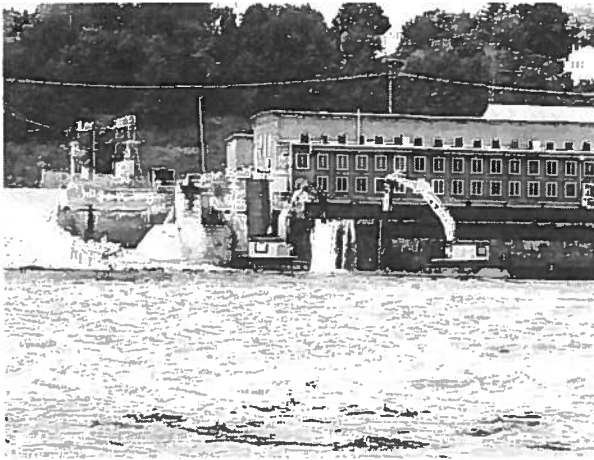


[Time-lapse video of cofferdam removal](#)

Post-coffer dam removal [Video](#) on August 22, 2013

Coffer dam breach on 8-21-13 [Photo](#) and [Video](#)

VEAZIE DAM BREACHED! July 22, 2013



Penobscot River Reconnected to the Sea

On Monday July 22, hundreds of excited spectators joined Project leaders and dignitaries on the banks of the Penobscot River as construction crews from local contractor, Sargent Corporation, began dismantling the dam closest to the sea on Maine's largest watershed.



Above: Up-close of a section of Veazie Dam showing (former) powerhouse B on the left, and powerhouse A on the right.



Above: Aerial view of Veazie Dam. Photo by Bridget Besaw.

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PENOBSCOT RIVER RESTORATION TRUST

The views held in this website are those of Penobscot River Restoration Trust and may not reflect those of all our partners.

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**Veazie School Administrative Unit
1040 School Street
Veazie, Maine 04401
Telephone (207) 947-6573**

TO: Veazie School Committee
FROM: Scott Nichols, Principal
Richard A. Lyons, Superintendent of Schools

DATE: December 1, 2014

SUBJECT: **School Committee Meeting - 7:00 p.m.**
Veazie Community School Library

AGENDA

- I. Call of the Roll
- II. Pledge of Allegiance
- III. Approval of Minutes of Regular Meeting of November 3, 2014
- IV. Adjustment to Agenda
- V. Persons Desiring to Address the Committee
- VI. Acknowledgements
- VII. A. Board Chair

B. Board Vice-Chair
- VIII. Personnel
 - A. Resignations
 - B. Nominations
- IX. Principal Report (Exhibit)

- X. Superintendent Report
 - A. Unofficial FY 2014 Audit
 - B. Virtual School Approval (Exhibit)
 - C. Overview of Change in Town Charter (Exhibit)
- XI. New Business
- XII. Old Business
 - A. Discuss Goal Statements
 - B. Secondary Exclusive Contract
 - C. Discuss Bus Camera Install
 - D. Discuss Multi-year Contract for Services
- XIII. Board Policy
 - A. Discuss and act on second reading of Policy GBO, Family Care Leave. (Exhibit)
 - B. Discuss and act on second reading of Policy IHBAL, Grievance Procedure for Persons with Disabilities. (Exhibit)
 - C. Discuss and act on second reading of Policy IKE, Promotion, Retention and Acceleration of Students. (Exhibit)
- XIV. Request for Information
- XV. Executive Session to Discuss a Personnel Matter, according to 1 M.R.S.A. § 405(6)(A)
- XVI. Next Meeting - January 6, 2015
- XVII. Adjournment



ANNUAL MEETING NOTICE AND DATE CHANGE

**Tuesday, December 16, 2014
2:30 P.M. – 4:30 P.M.**

**Cross Insurance Center – Meeting Rooms 1 & 2
515 Main Street, Bangor**

Please note, the date and time of this meeting have changed from the date suggested in earlier communications to allow for a more complete report on emerging developments in our post-2018 planning process.

As we discussed at last year's annual meeting and in member communications, the MRC's elected, volunteer board of directors has been working to develop a plan for our 187 member communities' municipal solid waste (MSW) needs after the PERC contracts conclude in 2018.

During the Annual Meeting on December 16, 2014 at 2:30 p.m., we will provide detailed information regarding this planning process to date and discuss exciting new developments.

Please plan to have one or more representatives from your community attend this Annual Meeting if possible.

Our annual meeting will be an important opportunity to discuss plans for a successful replacement arrangement for our communities' municipal solid waste that is consistent with our mission of providing long-term, affordable, and environmentally sound solutions for MSW.

Please contact Greg Louder at 207-664-1700, toll free at 866-254-3507 or by e-mail at glounder@mrcmaine.org with any questions.

Ensuring affordable, long term, environmentally sound disposal of MSW

■ 395 State Street
■ Ellsworth, ME 04605
■ www.mrcmaine.org



MRC
Municipal Review Committee, Inc.

866-254-3507
207-664-1700 ■ Voice
207-667-2099 ■ Fax
glounder@mrcmaine.org ■ E-mail

November 12, 2014

Dear MRC Member Community:

The MRC Board of Directors is pleased to provide the enclosed check for the quarterly cash distribution return to Amending Charter Municipalities and new Charter Municipalities for the Fourth Quarter of 2014. The payment is based on tipping fees, plant performance and asset activity in the Third Quarter of 2014.

Consistent with MRC Board-approved policies and Transaction Guidelines, a total distribution amount of \$994,740.78 to the Amending Charter Municipalities was approved to meet the system-wide target value of \$55.00 per ton, which is tipping fees less cash distributions. The tipping fee for the Third Quarter was \$77.00 per ton. Therefore, on average as a group, the Amending Charter Municipalities need a cash distribution of \$994,740.78 in order to achieve the \$55.00 per ton target value. This total amount is the product of \$22.00 per ton and 45,215.49 tons of solid waste delivered by all Amending Charter Municipalities in the Third Quarter of 2014. New Charter Municipalities also received funds from Performance Credits for Third Quarter equal to 5,290.71 tons delivered multiplied by the difference between the tipping fee of \$77.00 per ton and the new Charter Municipality target value of \$55.00 per ton.

This cash distribution to Amending Charter Municipalities was generated from Performance Credits in the amount of \$621,928.12 and Net Cash Flow in the amount of \$372,812.66 received as a result of PERC ownership interests. Funds from Performance Credits in the amount of \$116,395.62 were calculated for distribution to new Charter Municipalities.

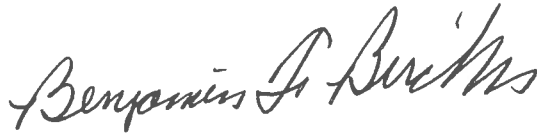
The MRC Board of Directors thanks all MRC members for their efforts and contributions in support of the MRC mission of an environmentally safe, long-term solid waste disposal solution at a reasonable and affordable cost.

Sincerely yours,

Gregory A. Louder
Executive Director

MEMORANDUM

To: Mark Leonard, Veazie Town Manager
FROM: Benjamin F. Birch, Jr., City Assessor
Date: November 18, 2014, 2014



RE: Assessor's Update as of November 18, 2014

As you may recall, in the past, I provided information from the Federal Housing Finance Agency News Releases. We have continued to collect and analysis information on residential home sales. The Housing Market continues to show improvement.

A. Office of the Federal Housing Finance Agency recent news release:

1. The Office of the Federal Housing Finance Agency Second Quarterly Report dated August 26, 2014. U.S. House Prices Rose 0.8 Percent in Second Quarter 2014. The quarterly report showed that Portland-South Portland home prices were up 1.67% for the year, Lewiston-Auburn home prices were up 1.13% and **Bangor's home prices were down 1.75%.**
2. September 23, 2014: FHFA House Price Index Rise in July. U.S. house prices rose in July, up **0.1 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.4 percent increase in June was revised to reflect a 0.3 percent increase.
3. October 23, 2014: FHFA House Price Index Up 0.5 Percent in August. U. S. house prices rose in August, up 0.5 percent on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.1 percent increase in July was revised to reflect a 0.2 percent increase.

B. Maine Real Estate Information System, Inc.:

1. South Portland (August 21, 2014) Maine Home Sales Increase 2.01 Percent in July, Maine's summer real estate sales season continues its positive track. Maine Listings reports 1.455 single-family existing home sales in July – a rise of 2.03 percent compared to July 2013.

The National Association of Realtors reported a national statistics illustrating a sales dip of 4.2 percent, while the national MSP rose 5.1 percent to \$223,900 in July. Regionally, sales were down 9.9 percent in the Northeastern United States, and the MSP increased 2.4 percent to \$273,600.

2. South Portland (Sept.22, 2014) Maine Home Sales Increased 3.32 Percent in August; Prices Eased 2.2 Percent. Sales of single-family existing homes continue to rise in the state of Maine, according to statistics released today by Maine Listings. A total of 1,556 homes changed hands during the month of August 2014 – an increase of 3.32 percent from 12 months ago. The August median sales price (MSP) eased 2.2 percent to \$178,000.

National sales were down 4.9 percent last month, while the MSP increased 5.2 percent to \$220,600. The National Association of Realtors reported that regionally, sales in the Northeast followed national trends with a dip of 4.3 percent. The regional MSP of \$265,800 represents a decrease of 0.8 percent.

3. South Portland (Oct. 21, 2014) Maine Real Estate Sales Up 6.58 Percent; Prices Rise. Buyers of Maine Real estate have been active this fall season, purchasing seasonal/vacation properties as well as primary homes. Maine Listings released statistics showing that sales of single-family existing homes increased 6.58 percent in September 2014. The median sales price (MSP) hit \$175,000 last month – up 1.16 percent from one year ago.

Nationwide, sales dipped 1.9 percent while the national MSP rose 5.9 percent to \$210,300. According to the National Association of Realtors, sales in the regional Northeast decreased 1.4 percent and the regional MSP of \$249,800 represents a 4.8 percent increase. .

C. State of Maine, Maine Revenue Services Property Tax Division –Annual Sales Ratio Report.

Title 36 Section §328 (8) requires that Municipal Assessors conduct annual sales ratio studies. Maine law requires that each municipality achieve a minimum assessment ratio of 70% and a maximum rating of assessment quality of 20. Section 327 also prohibits municipalities from having an assessment ratio at an amount greater than 110% of its just value. The “assessment ratio” (also known as the “certified ratio” or “adjustment ratio”) means the percentage of full fair market value at which the assessor is assessing taxable property.

On September 18, 2014, the Assessing Department received Maine Revenue Services Property Tax Division Annual Sales Ratio Report which is the start of the process for establishing assessments for next year. The Maine Revenue Service Sales Analysis contained 29 transactions. The report was filed electronically on October 30, 2014. The information will be used by Maine Revenue Service for the proposed 2016 State Valuation. Preliminary analysis results are:

- 2 Year Combined Ratio - 101%

D. Proposed 2014 State Valuation.

Pursuant to 36 M.R.S.A. §208, notice of the proposed 2015 State Valuation of municipalities located in your county is given as shown on the enclosed list. The valuations represent the full

equalized value of all **taxable property** in each municipality as of **April 1, 2013** while incorporating sales data from July 2012 and June 2013.

The preliminary 2015 State Valuation report for Veazie was prepared by Mike Rogers, Supervisor Municipal Services Property Tax Division. Veazie's proposed 2015 State Valuation is **\$226,600,000**. This is a decrease of \$350,000 or 11.80% from the previous year's State Valuation of \$226,950,000.

A. Office of the Federal Housing
Finance Agency recent News Releases

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
August 26, 2014

Contact: Stefanie Johnson (202) 649-3030
Corinne Russell (202) 649-3032

FHFA House Price Index Shows Gains for Twelve Consecutive Quarters **U.S. House Prices Up 0.8 Percent in Second Quarter**

Washington, DC – The Federal Housing Finance Agency (FHFA) announced today that U.S. house prices rose **0.8 percent** in the second quarter of 2014, according to its purchase-only, seasonally adjusted House Price Index (HPI). This is the twelfth consecutive quarterly price increase in the HPI.

The FHFA HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. Compared with last year, house prices rose **5.2 percent** from the second quarter of 2013 to the second quarter of 2014. FHFA's seasonally adjusted monthly index for June was up **0.4 percent** from May, marking seven consecutive monthly increases.

"The extraordinary price appreciation observed over the last few spring seasons was not evident in the second quarter of this year. However, house price appreciation for the nation as a whole remained positive," said FHFA Principal Economist Andrew Leventis. "FHFA's data indicate that house price appreciation in the quarter was near or below the baseline rate of inflation in most states."

FHFA's **expanded-data** house price index, a metric that adds transaction information from county recorder offices and the Federal Housing Administration to the HPI data sample, rose 1.3 percent over the prior quarter. Over the last year, that index is up 6.2 percent. For individual states, price changes reflected in the expanded-data measure and the traditional purchase-only HPI are compared on pages 17-19 of this report.

Significant Findings:

- The seasonally adjusted, purchase-only HPI rose in 40 states during the second quarter of 2014, down from 42 states and the District of Columbia during the first quarter of 2014. The top annual appreciation was in: 1) Nevada, 2) California, 3) District of Columbia, 4) North Dakota, and 5) Arizona.
- Of the nine census divisions, the Pacific division experienced the strongest increase in the second quarter, posting a 1.3 percent quarterly increase and a 9.8 percent increase since last year. House prices were weakest in the East South Central division, where prices decreased 0.1 percent from the prior quarter.

- As measured with purchase-only indexes for the 100 most populated metropolitan areas in the U.S., second quarter price increases were greatest in the Winston-Salem, NC Metropolitan Statistical Area (MSA) where prices increased by 4.6 percent. Prices were weakest in the Birmingham-Hoover, AL MSA, where they fell 4.9 percent. Positive quarterly appreciation was recorded in 74 of the 100 MSAs.
- The monthly seasonally adjusted, purchase-only index for the U.S. has increased for seven consecutive months and 23 of the last 24 months (it decreased in November 2013).
- The Pacific and Mountain census divisions—the two divisions that saw the greatest price increases last quarter—continued to decelerate.

FHFA's "distress-free" house price indexes, which are published for 12 large metropolitan areas (page 32), have recently reported lower quarterly appreciation than FHFA's traditional purchase-only indexes. In half of the areas covered, the series—which removes short sales and sales of bank-owned properties—shows lower appreciation over the last quarter than the purchase-only series. During the last year, the share of Fannie Mae and Freddie Mac mortgages financing distressed sales has fallen in all but two areas covered by the FHFA indexes.

The complete list of state appreciation rates is on pages 14-15. The list of metropolitan area appreciation rates computed in a purchase-only series is on pages 29-31. Appreciation rates for the all-transactions metropolitan area indexes are on pages 35-48.

Background

FHFA's purchase-only and all-transactions HPI track average house price changes in either repeat sales or refinancings on the same single-family properties. The purchase-only index is based on more than 7 million repeat sales transactions, while the all-transactions index includes more than 51 million repeat transactions. Both indexes are based on data obtained from Fannie Mae and Freddie Mac for mortgages originated over the past 39 years.

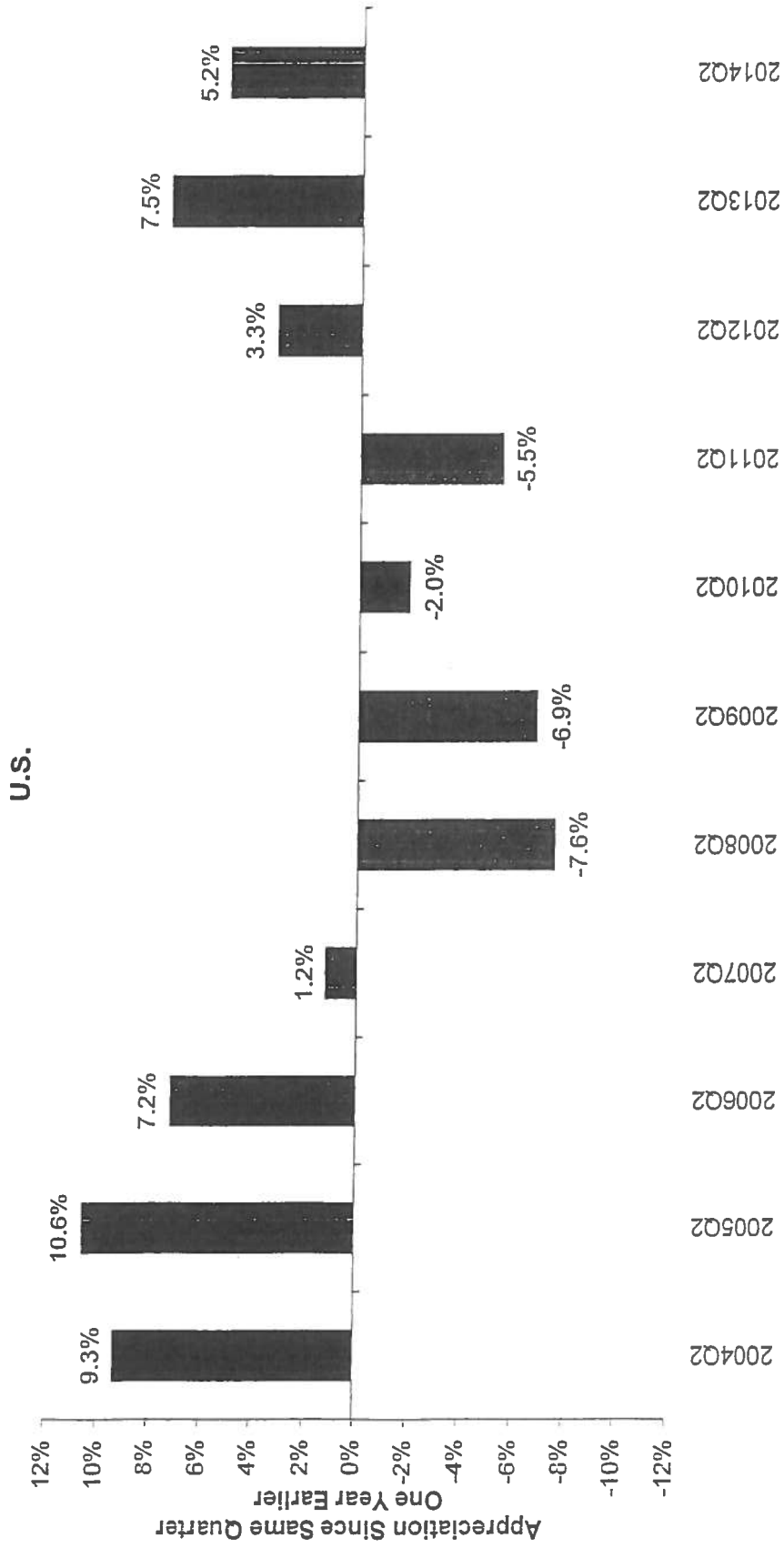
Note

- The next monthly HPI report, which includes data through July 2014, will be released September 23, 2014.
- The next quarterly HPI report, which will include data for the third quarter of 2014 and monthly data for September, will be released November 25, 2014.
- FHFA has published its [2015 House Price Index release dates](#).
- Follow [@FHFA](#) on Twitter for updates on the FHFA House Price Index.
- The FHFA HPI has a new location on the website: www.fhfa.gov/hpi.

###

The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$5.6 trillion in funding for the U.S. mortgage markets and financial institutions.

HOUSE PRICE APPRECIATION OVER PREVIOUS FOUR QUARTERS (Seasonally Adjusted, Purchase-Only Index)



Source: FHFA

Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

	U.S.									
	Pacific	Mountain	West Central	North Central	West South Central	East South Central	East North Central	South Atlantic	New England	Middle Atlantic
May 14 - Jun 14	0.4%	0.8%	0.0%	-0.5%	-0.1%	-0.1%	0.0%	0.0%	0.6%	0.5%
Apr 14 - May 14 (Previous Estimate)	0.2%	0.3%	0.2%	0.4%	0.9%	-0.2%	-0.8%	-0.8%	0.8%	0.8%
Mar 14 - Apr 14 (Previous Estimate)	0.4%	0.2%	0.4%	0.6%	1.1%	-0.1%	-0.7%	-0.7%	0.8%	1.1%
Feb 14 - Mar 14 (Previous Estimate)	0.1%	0.1%	-0.1%	-0.2%	-0.8%	0.5%	0.5%	0.5%	-0.9%	0.7%
Jan 14 - Feb 14 (Previous Estimate)	0.6%	0.5%	0.0%	0.0%	-0.6%	0.4%	0.6%	0.6%	-1.1%	0.6%
Dec 13 - Jan 14 (Previous Estimate)	0.6%	0.5%	-0.2%	1.0%	0.7%	1.0%	-0.2%	-0.2%	3.8%	0.3%
Nov 13 - Dec 13 (Previous Estimate)	0.6%	1.5%	1.1%	0.2%	0.9%	1.1%	0.4%	0.3%	3.7%	0.3%
Oct 13 - Nov 13 (Previous Estimate)	0.3%	0.6%	0.6%	0.7%	-0.5%	0.5%	0.4%	-0.7%	-1.4%	-0.7%
9-Month Change:	0.3%	0.6%	0.9%	-0.2%	-0.2%	0.5%	0.4%	0.8%	0.8%	1.5%
Jun 13 - Jun 14	5.1%	9.4%	7.3%	3.0%	4.4%	3.8%	1.9%	4.1%	3.0%	6.1%

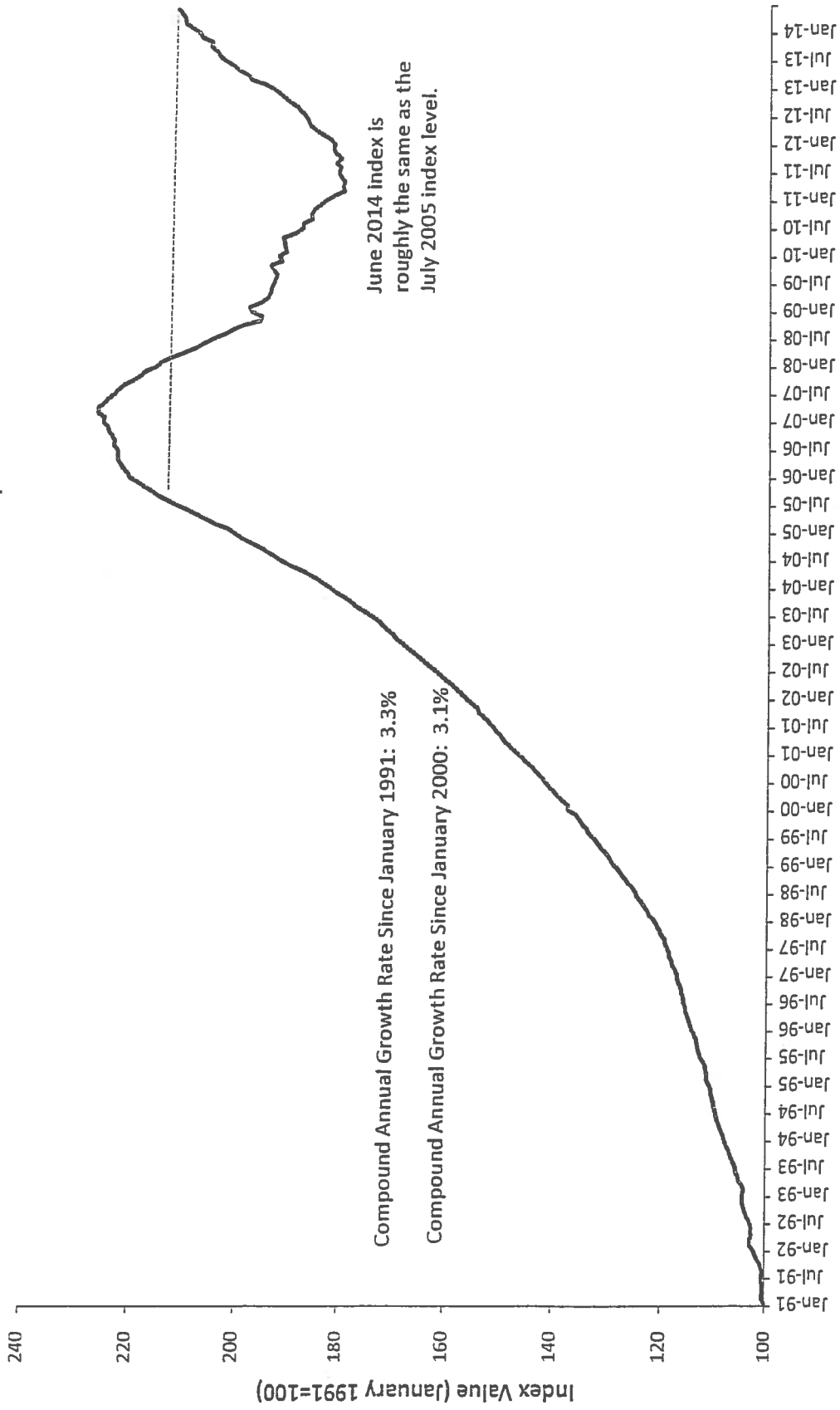
Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.									
	Pacific	Mountain	West Central	North Central	West South Central	East South Central	East North Central	South Atlantic	New England	Middle Atlantic
June-14	212.7	230.0	261.9	216.3	223.4	180.3	197.9	216.4	208.7	212.8
May-14	211.9	228.1	261.9	217.4	223.7	180.4	197.8	215.1	207.7	210.1
April-14	211.4	227.4	261.3	216.6	221.6	180.8	199.3	213.3	206.1	210.3
March-14	211.3	227.3	261.7	217.0	223.4	179.9	198.4	215.3	204.7	209.8
February-14	210.0	226.1	262.1	214.9	221.9	178.1	198.8	207.4	204.1	209.3
January-14	208.7	222.9	259.4	214.4	220.0	177.1	197.9	210.5	205.7	206.9
December-13	208.1	221.5	257.7	212.8	221.0	177.4	197.1	208.8	202.8	207.2
November-13	206.3	219.8	255.7	211.6	216.4	175.8	194.3	211.0	205.2	204.3
October-13	206.5	219.5	254.2	211.5	216.5	175.7	196.0	211.7	206.3	204.6
September-13	205.4	217.0	250.9	212.1	216.0	175.1	197.2	210.9	204.7	203.0
August-13	204.9	216.0	249.9	211.9	215.2	175.2	194.4	211.2	204.5	202.8
July-13	204.0	214.8	247.6	209.7	213.9	175.2	192.3	210.2	203.9	202.9
June-13	202.4	210.3	244.1	209.9	214.1	173.7	194.1	208.0	202.6	200.5
May-13	201.2	208.0	242.5	206.8	212.6	172.3	192.1	209.0	203.3	200.4
April-13	199.4	205.0	242.5	207.1	211.1	171.4	193.4	206.8	202.0	195.9
March-13	198.6	201.7	239.1	206.5	209.9	170.8	192.4	206.3	201.7	197.0
February-13	196.2	197.7	235.2	204.9	208.9	168.2	190.3	204.8	199.2	195.0
January-13	194.4	196.0	232.3	203.1	208.1	167.2	188.6	203.4	198.8	191.6

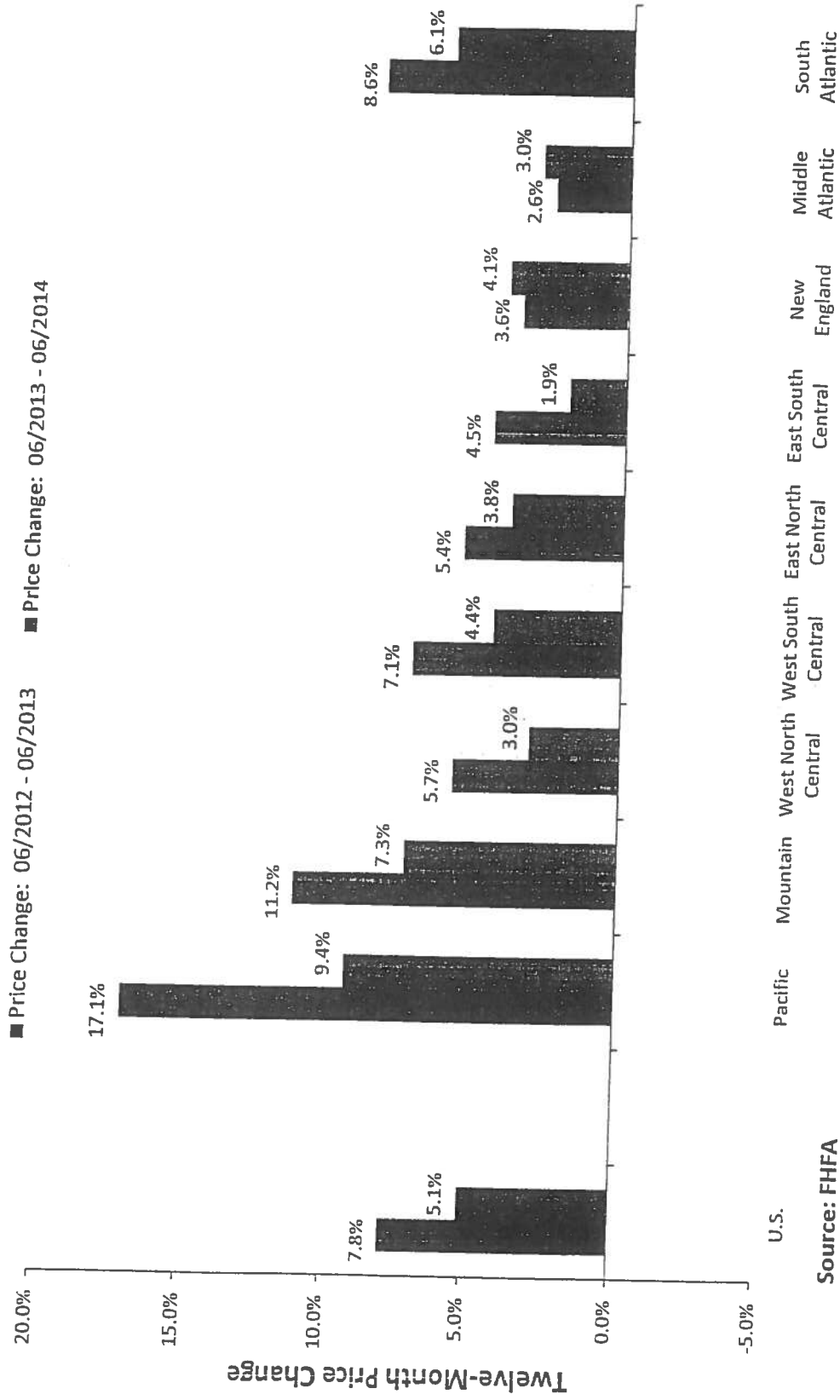
Source: FHFA

Monthly House Price Index for U.S. **Purchase-Only, Seasonally Adjusted Index, January 1991 - Present**



Source: FHFA

Twelve-Month Price Changes -- Prior Year vs. Most Recent Year



U.S. Census Divisions
Percent Change in House Prices
Seasonally Adjusted, Purchase-Only HPI

Period ended June 30, 2014

Division	Division Ranking	1-Yr	Qtr	5-Yr	Since 1991Q1
USA		5.25%	0.81%	8.25%	108.94%
Pacific	1	9.80%	1.34%	22.08%	126.40%
Mountain	2	7.42%	0.75%	12.26%	158.20%
South Atlantic	3	5.74%	1.00%	6.09%	106.94%
West South Central	4	4.82%	0.20%	13.51%	121.05%
East North Central	5	4.37%	0.89%	4.21%	77.64%
West North Central	6	4.05%	0.63%	6.16%	113.91%
East South Central	7	2.57%	-0.07%	2.84%	94.59%
New England	8	2.99%	1.12%	1.24%	107.20%
Middle Atlantic	9	2.40%	0.97%	0.71%	106.89%

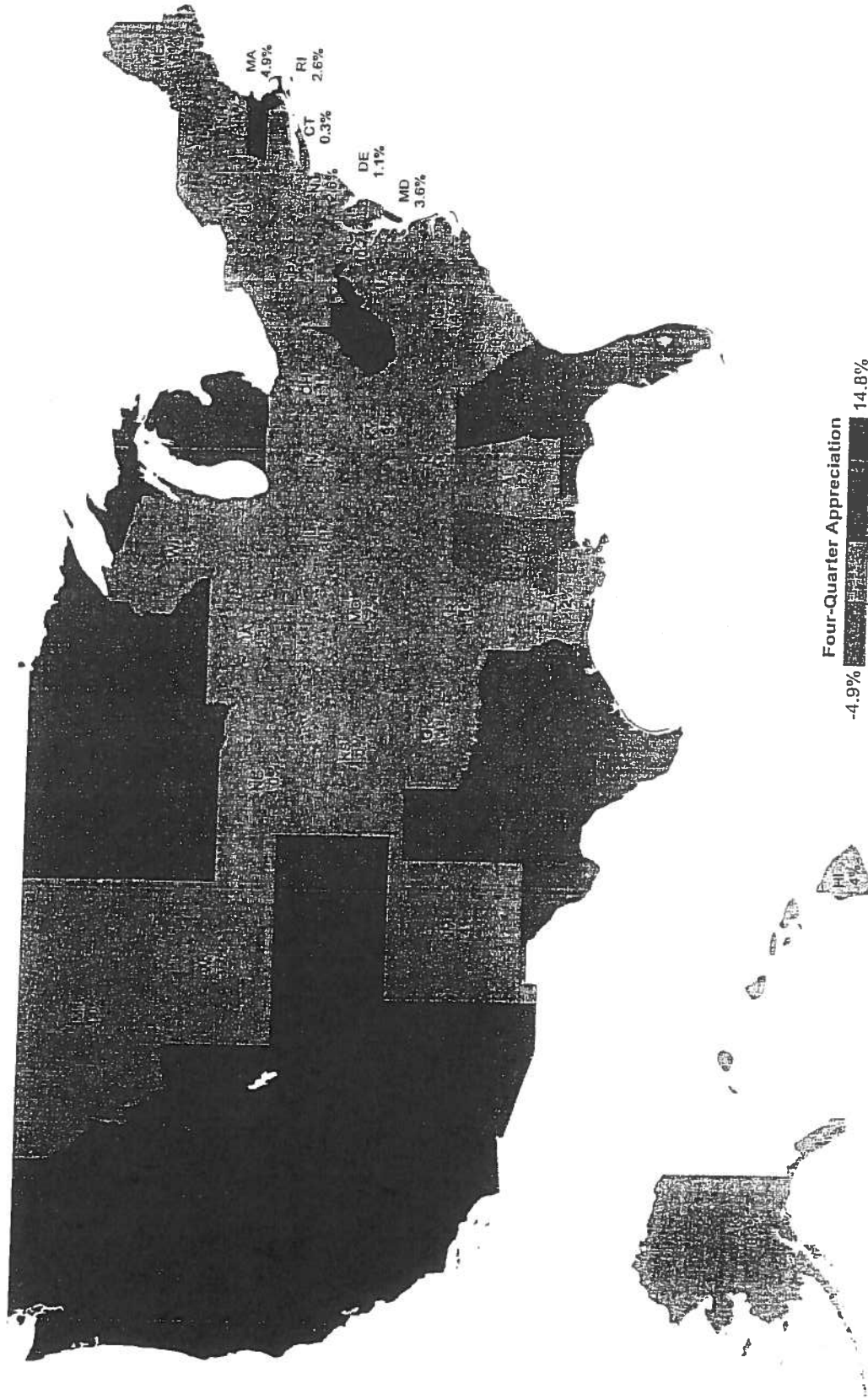
Source: FHFA

*Rankings based on annual percentage change.

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Four-Quarter Price Change by State: Purchase-Only Index (Seasonally Adjusted)

U.S. Four-Quarter Appreciation = 5.2% (2013Q2-2014Q2)



SOURCE: FHFA

Rankings by Metropolitan Areas

Percent Change in House Prices with MSA Rankings

All-transactions HPI which includes purchase and refinance mortgages

Period ended June 30, 2014

Metropolitan Statistical Area	National Ranking	1-Yr	Qtr	5-Yr
New Orleans-Metairie, LA	178	2.42%	1.66%	0.96%
New York-Jersey City-White Plains, NY-NJ (MSAD)	134	3.64%	1.21%	-5.20%
Newark, NJ-PA (MSAD)	151	3.10%	1.48%	-4.51%
Niles-Benton Harbor, MI	153	3.07%	4.78%	-5.42%
North Port-Sarasota-Bradenton, FL	34	12.13%	2.33%	4.05%
Norwich-New London, CT	207	1.71%	2.74%	-12.55%
Oakland-Hayward-Berkeley, CA (MSAD)	13	16.42%	3.38%	23.63%
Ocala, FL	111	4.47%	0.90%	-21.98%
Ocean City, NJ	174	2.49%	2.94%	-6.95%
Ogden-Clearfield, UT	96	5.38%	2.19%	-0.98%
Oklahoma City, OK	143	3.27%	2.02%	6.01%
Olympia-Tumwater, WA	142	3.28%	-0.13%	-13.96%
Omaha-Council Bluffs, NE-IA	150	3.13%	1.84%	2.33%
Orlando-Kissimmee-Sanford, FL	48	10.63%	0.88%	-10.45%
Oshkosh-Neenah, WI	221	1.19%	3.08%	-3.45%
Oxnard-Thousand Oaks-Ventura, CA	21	14.46%	1.46%	15.62%
Palm Bay-Melbourne-Titusville, FL	61	9.00%	4.55%	-7.94%
Pensacola-Ferry Pass-Brent, FL	80	6.88%	4.74%	-4.86%
Peoria, IL	252	0.00%	0.10%	-0.15%
Philadelphia, PA (MSAD)	189	2.26%	0.17%	-3.01%
Phoenix-Mesa-Scottsdale, AZ	25	13.18%	1.98%	8.59%
Pittsburgh, PA	120	4.05%	2.88%	9.40%
Port St. Lucie, FL	36	11.92%	1.64%	0.97%
→ Portland-South Portland, ME	209	1.67%	2.00%	-3.15%
Portland-Vancouver-Hillsboro, OR-WA	39	11.30%	3.63%	3.50%
Prescott, AZ	38	11.41%	0.57%	-5.24%
Providence-Warwick, RI-MA	163	2.74%	1.97%	-6.66%
Provo-Orem, UT	70	7.66%	2.02%	1.35%
Pueblo, CO	263	-0.63%	-2.94%	-7.72%
Punta Gorda, FL	79	6.91%	3.52%	-1.57%
Racine, WI	260	-0.57%	1.53%	-15.56%
Raleigh, NC	95	5.55%	1.86%	0.00%
Rapid City, SD	190	2.23%	-0.48%	6.01%
Reading, PA	262	-0.57%	-0.88%	-9.94%

*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables
All-transactions HPI which includes purchase and refinance mortgages

Period ended June 30, 2014

Metropolitan Statistical Area	1-Yr	5-Yr
Abilene, TX	7.14%	9.75%
Albany, GA	-4.72%	-13.77%
Alexandria, LA	1.86%	1.37%
Altoona, PA	3.44%	7.15%
Ames, IA	4.95%	7.15%
Anniston-Oxford-Jacksonville, AL	1.54%	-7.33%
Auburn-Opelika, AL	2.00%	-9.66%
→ Bangor, ME	-1.75%	-8.24%
Battle Creek, MI	2.10%	-7.48%
Bay City, MI	-0.19%	-8.42%
Beckley, WV	6.96%	7.91%
Binghamton, NY	2.02%	-3.19%
Bloomsburg-Berwick, PA	4.47%	11.24%
Brownsville-Harlingen, TX	-0.70%	-2.72%
Brunswick, GA	1.15%	-24.18%
Burlington, NC	-2.48%	-7.90%
California-Lexington Park, MD	-3.13%	-11.74%
Cape Girardeau, MO-IL	4.66%	5.35%
Carbondale-Marion, IL	-1.58%	1.95%
Carson City, NV	18.78%	-13.07%
Casper, WY	2.66%	6.64%
Charleston, WV	3.23%	2.35%
Clarksville, TN-KY	-2.42%	-2.85%
Cleveland, TN	0.35%	-2.05%
College Station-Bryan, TX	6.52%	12.02%
Columbus, IN	-0.59%	3.18%
Corvallis, OR	3.41%	0.07%
Cumberland, MD-WV	1.06%	-8.03%

Unranked Metropolitan Areas
Percent Change in House Prices for MSAs and
Divisions Not Ranked in Previous Tables
All-transactions HPI which includes purchase and refinance mortgages

Period ended June 30, 2014

Metropolitan Statistical Area	1-Yr	5-Yr
Hattiesburg, MS	1.63%	-2.54%
Hilton Head Island-Bluffton-Beaufort, SC	3.31%	-18.09%
Hinesville, GA	3.77%	-9.18%
Homosassa Springs, FL	2.41%	-21.82%
Hot Springs, AR	0.22%	-6.60%
Ithaca, NY	9.54%	11.12%
Jackson, TN	-0.11%	-5.39%
Jacksonville, NC	-7.52%	-16.55%
Johnson City, TN	1.72%	0.55%
Johnstown, PA	-5.34%	-5.91%
Jonesboro, AR	0.74%	4.54%
Kahului-Wailuku-Lahaina, HI	11.86%	-1.21%
Killeen-Temple, TX	1.95%	0.56%
Kokomo, IN	1.63%	-3.24%
Lake Charles, LA	4.14%	4.90%
Laredo, TX	4.10%	1.99%
Lawton, OK	-2.56%	-4.45%
Lebanon, PA	2.23%	-2.81%
Lewiston, ID-WA	3.23%	-3.79%
→ Lewiston-Auburn, ME	1.13%	-5.92%
Longview, TX	2.66%	2.78%
Madera, CA	17.55%	-0.13%
Manhattan, KS	0.45%	1.74%
Mansfield, OH	0.66%	-8.92%
McAllen-Edinburg-Mission, TX	4.92%	1.54%
Michigan City-La Porte, IN	1.26%	-5.51%
Midland, MI	0.33%	-0.60%
Midland, TX	8.65%	32.98%

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
September 23, 2014

Contact: Stefanie Johnson (202) 649-3030
Corinne Russell (202) 649-3032

FHFA House Price Index Rises in July

Washington, D.C. — U.S. house prices rose in July, up **0.1 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.4 percent increase in June was revised to reflect a 0.3 percent increase.

The FHFA HPI is calculated using home sales price information from mortgages either sold to or guaranteed by Fannie Mae and Freddie Mac. From July 2013 to July 2014, house prices were up **4.4 percent**. The U.S. index is **6.4 percent** below its April 2007 peak and is roughly the same as the July 2005 index level. This is the eighth consecutive monthly house price increase.

For the nine census divisions, seasonally adjusted monthly price changes from June 2014 to July 2014 ranged from **-0.5 percent** in the Middle Atlantic division to **+0.4 percent** in the East North Central division. The 12-month changes were all positive ranging from **+1.6 percent** in the Middle Atlantic division to **+7.2 percent** in the Pacific division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released October 23, 2014 and will include monthly data for August 2014. Future HPI release dates for 2014 and 2015 are available on the [HPI Release Dates page](#).

###

The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$5.6 trillion in funding for the U.S. mortgage markets and financial institutions.

Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
Jun 14 - Jul 14	0.1%	0.0%	-0.3%	0.0%	0.3%	0.4%	0.2%	0.4%	-0.5%	0.1%
May 14 - Jun 14 (Previous Estimate)	0.3%	0.6%	0.1%	-0.5%	-0.2%	0.0%	0.1%	0.3%	0.4%	0.9%
Apr 14 - May 14 (Previous Estimate)	0.4%	0.8%	0.0%	-0.5%	-0.1%	-0.1%	0.0%	0.6%	0.5%	1.3%
Mar 14 - Apr 14 (Previous Estimate)	0.2%	0.3%	0.2%	0.3%	1.0%	-0.2%	-0.6%	0.9%	0.8%	-0.1%
Feb 14 - Mar 14 (Previous Estimate)	0.1%	0.2%	-0.2%	0.4%	0.9%	-0.2%	-0.8%	0.8%	0.8%	-0.1%
Jan 14 - Feb 14 (Previous Estimate)	0.7%	0.1%	-0.1%	-0.2%	-0.9%	0.5%	0.4%	-0.9%	0.5%	0.3%
	0.1%	0.5%	0.0%	1.0%	0.8%	1.0%	-0.2%	3.8%	0.3%	0.2%
	0.6%	0.5%	-0.2%	1.0%	0.7%	1.0%	-0.2%	3.8%	0.3%	0.2%
	0.6%	1.4%	1.0%	0.0%	1.0%	0.6%	0.6%	-1.5%	-0.7%	1.1%
	0.6%	1.5%	1.1%	0.2%	0.9%	0.6%	0.4%	-1.5%	-0.7%	1.2%
12-Month Change:										
Jul 13 - Jul 14	4.4%	7.2%	5.8%	3.1%	4.9%	3.7%	3.4%	3.2%	1.6%	4.8%

Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

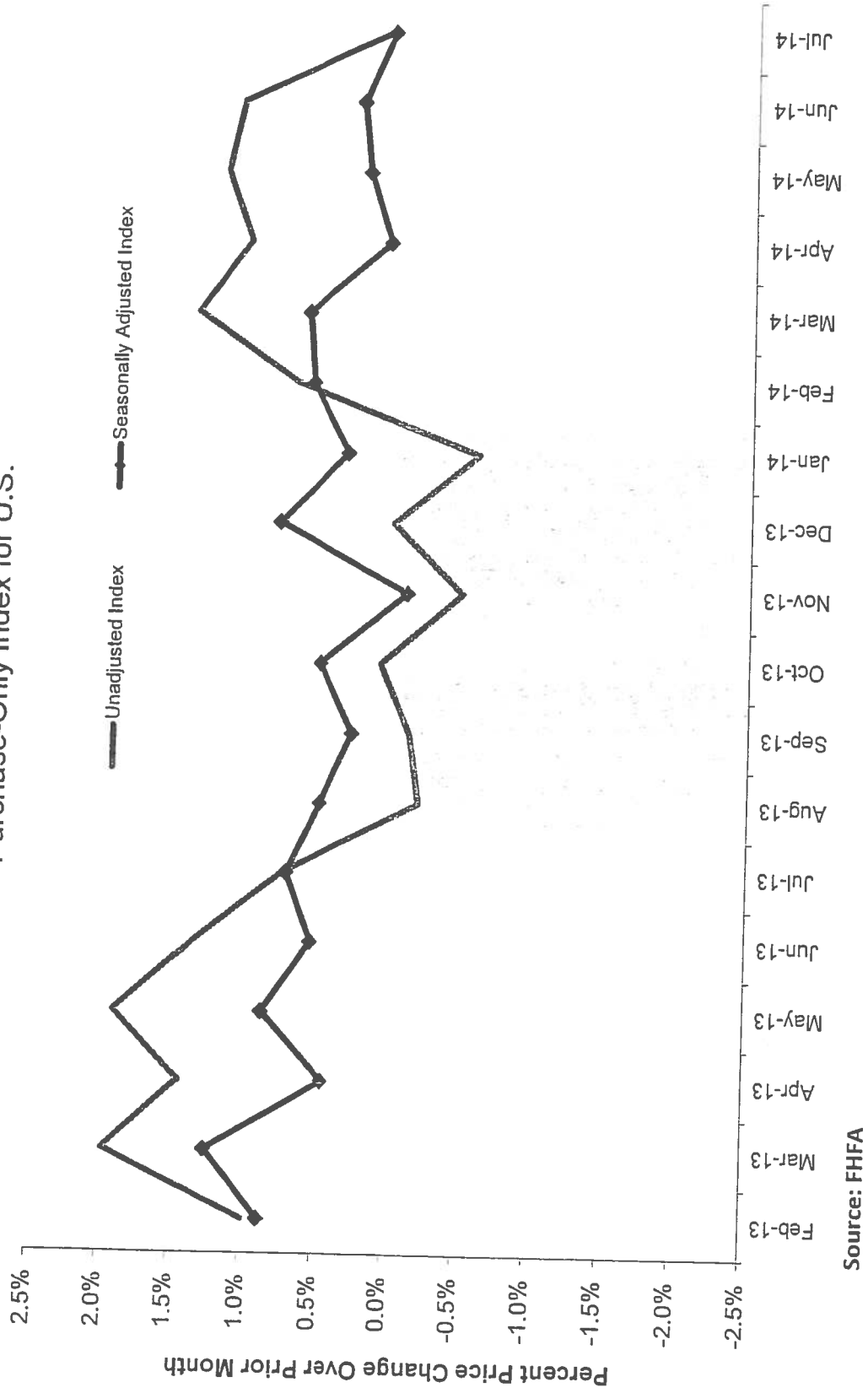
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
July-14	212.7	229.7	261.2	216.1	224.0	181.1	198.7	216.7	207.2	212.4
June-14	212.5	229.8	262.0	216.1	223.4	180.4	198.3	215.9	208.2	212.2
May-14	211.9	228.4	261.8	217.2	223.8	180.3	198.1	215.3	207.3	210.2
April-14	211.4	227.7	261.4	216.6	221.6	180.7	199.2	213.3	205.7	210.3
March-14	211.3	227.3	261.8	216.9	223.5	179.9	198.4	215.3	204.6	209.7
February-14	209.9	226.1	261.8	214.7	221.8	178.2	198.9	207.4	203.9	209.2
January-14	208.6	222.9	259.2	214.7	219.7	177.0	197.7	210.6	205.5	206.9
December-13	207.9	221.3	257.2	212.6	220.9	177.4	197.1	208.6	202.6	207.0
November-13	206.2	219.6	256.1	211.4	216.2	175.7	194.0	210.9	205.0	204.2
October-13	206.4	219.5	254.0	211.5	216.3	175.6	196.0	211.7	206.1	204.3
September-13	205.3	217.0	251.1	212.2	215.9	175.0	197.3	210.9	204.4	202.7
August-13	204.8	216.0	249.5	211.9	215.0	175.1	194.5	211.2	204.3	202.5
July-13	203.7	214.4	247.0	209.5	213.7	174.7	192.2	209.9	204.0	202.6
June-13	202.2	210.2	244.0	209.7	213.9	173.7	194.1	207.8	202.4	200.3
May-13	201.1	207.9	242.4	206.9	212.8	172.2	193.0	208.8	202.9	200.2
April-13	199.4	204.8	242.5	207.1	211.0	171.4	193.5	206.7	201.8	195.8
March-13	198.5	201.6	238.8	206.5	209.8	170.8	192.3	206.1	201.4	196.9
February-13	196.0	197.6	235.0	205.0	208.8	168.1	189.8	204.8	199.1	194.7

Note: A listing of the states that comprise each Census Division is included in the index release materials.

Source: FHFA

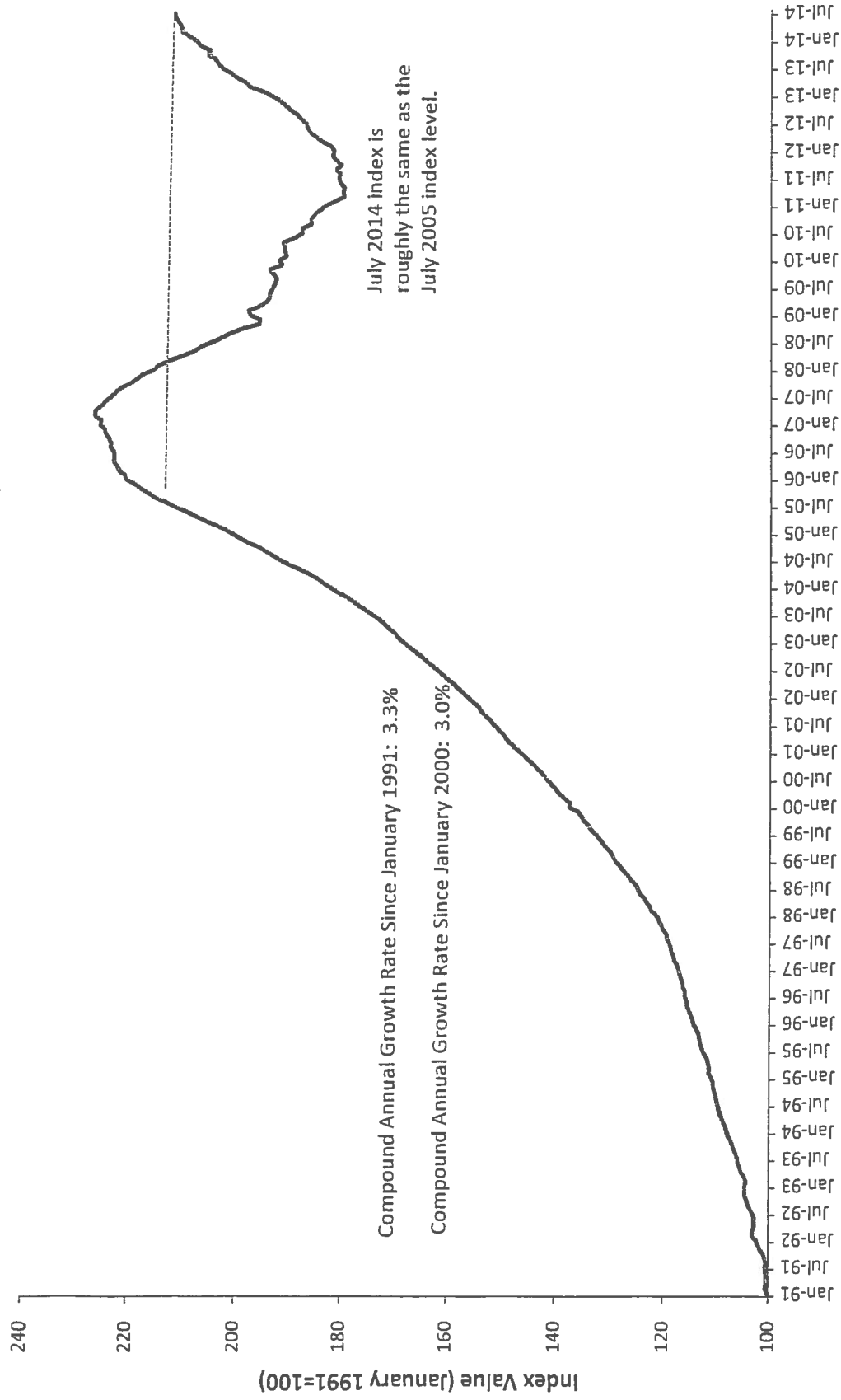
Seasonally Adjusted and Unadjusted Monthly Appreciation Rates Purchase-Only Index for U.S.



Source: FHFA

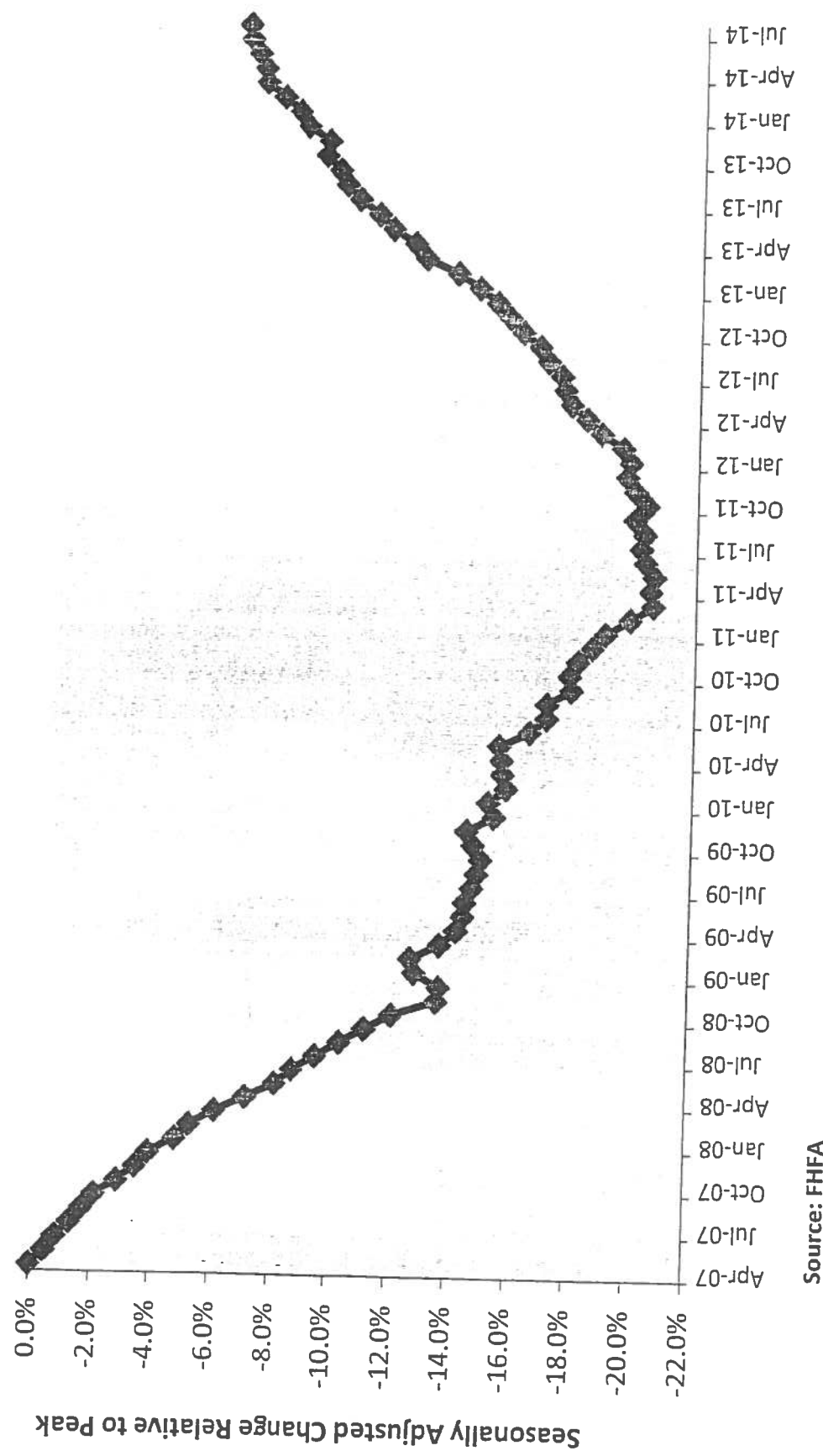
Monthly House Price Index for U.S.

Purchase-Only, Seasonally Adjusted Index, January 1991 - Present



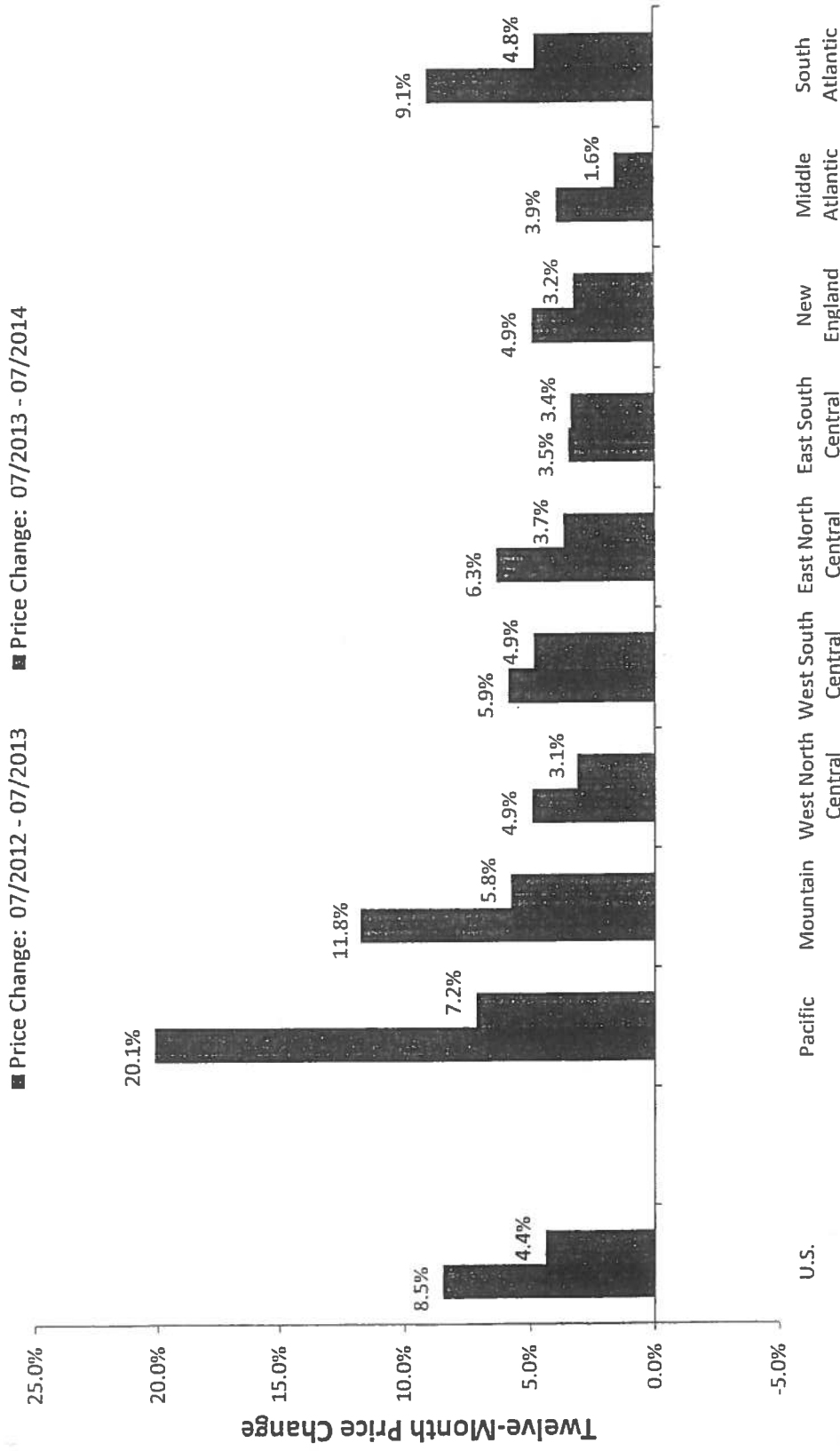
Source: FHFA

Cumulative Seasonally Adjusted Price Change Relative to Peak for U.S.
(Purchase-Only, Seasonally Adjusted Peak was April 2007)



Source: FHFA

Twelve-Month Price Changes -- Prior Year vs. Most Recent Year



Source: FHFA

FEDERAL HOUSING FINANCE AGENCY



NEWS RELEASE

For Immediate Release
October 23, 2014

Contact: Stefanie Johnson (202) 649-3030
Corinne Russell (202) 649-3032

FHFA House Price Index Up 0.5 Percent in August

Washington, D.C. – U.S. house prices rose in August, up **0.5 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.1 percent increase in July was revised to reflect a 0.2 percent increase.

The FHFA HPI is calculated using home sales price information from mortgages sold to or guaranteed by Fannie Mae and Freddie Mac. From August 2013 to August 2014, house prices were up **4.8 percent**. The U.S. index is **5.8 percent** below its April 2007 peak and is roughly the same as the August 2005 index level. This is the ninth consecutive monthly house price increase.

For the nine census divisions, seasonally adjusted monthly price changes from July 2014 to August 2014 ranged from **-0.6 percent** in the New England and South Atlantic divisions to **+1.2 percent** in the Mountain division. The 12-month changes were all positive ranging from **+1.9 percent** in the Middle Atlantic division to **+7.8 percent** in the Pacific division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released November 25, 2014 and will include monthly data for September 2014 and quarterly data for the third quarter of 2014. Future HPI release dates for 2014 and 2015 are available on the [HPI Release Dates page](#).

###

The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 12 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$5.6 trillion in funding for the U.S. mortgage markets and financial institutions.

States in Each Census Division

Pacific:	Hawaii, Alaska, Washington, Oregon, California
Mountain:	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
West North Central:	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
West South Central:	Oklahoma, Arkansas, Texas, Louisiana
East North Central	Michigan, Wisconsin, Illinois, Indiana, Ohio
East South Central:	Kentucky, Tennessee, Mississippi, Alabama
New England:	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
Middle Atlantic:	New York, New Jersey, Pennsylvania
South Atlantic:	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida

Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

Jul 14 - Aug 14	U.S.									
	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic	
Jun 14 - Jul 14 (Previous Estimate)	0.5%	0.8%	1.2%	0.6%	0.8%	0.9%	0.8%	-0.6%	0.4%	-0.6%
May 14 - Jun 14 (Previous Estimate)	0.2%	0.1%	-0.4%	0.3%	0.7%	0.3%	0.8%	0.4%	-0.5%	0.3%
Apr 14 - May 14 (Previous Estimate)	0.1%	0.0%	-0.3%	0.0%	0.3%	0.4%	0.2%	0.4%	-0.5%	0.1%
Mar 14 - Apr 14 (Previous Estimate)	0.3%	0.8%	0.1%	-0.4%	0.0%	0.0%	-0.1%	0.2%	0.2%	0.9%
Feb 14 - Mar 14 (Previous Estimate)	0.3%	0.6%	0.1%	-0.5%	0.0%	0.0%	0.1%	0.3%	0.4%	0.9%
Jan 14 - Feb 14 (Previous Estimate)	0.3%	0.3%	0.2%	0.3%	1.1%	-0.1%	-0.4%	1.0%	0.9%	0.0%
Dec 13 - Jan 14 (Previous Estimate)	0.2%	0.3%	0.2%	0.3%	1.0%	-0.2%	-0.6%	0.9%	0.8%	-0.1%
Nov 13 - Dec 13 (Previous Estimate)	0.1%	0.2%	-0.2%	-0.1%	-0.7%	0.4%	0.3%	-0.8%	0.6%	0.2%
Oct 13 - Nov 13 (Previous Estimate)	0.1%	0.2%	-0.2%	-0.2%	-0.9%	0.5%	0.4%	-0.9%	0.5%	0.3%
Sep 13 - Oct 13 (Previous Estimate)	0.7%	0.5%	0.1%	1.2%	0.7%	1.0%	-0.3%	3.7%	0.3%	0.3%
Aug 13 - Sep 13 (Previous Estimate)	0.7%	0.5%	0.0%	1.0%	0.8%	1.0%	-0.2%	3.8%	0.3%	0.2%
12-Month Change:										
Aug 13 - Aug 14	4.8%	7.8%	6.2%	3.3%	5.8%	4.5%	4.0%	2.0%	1.9%	4.5%

Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

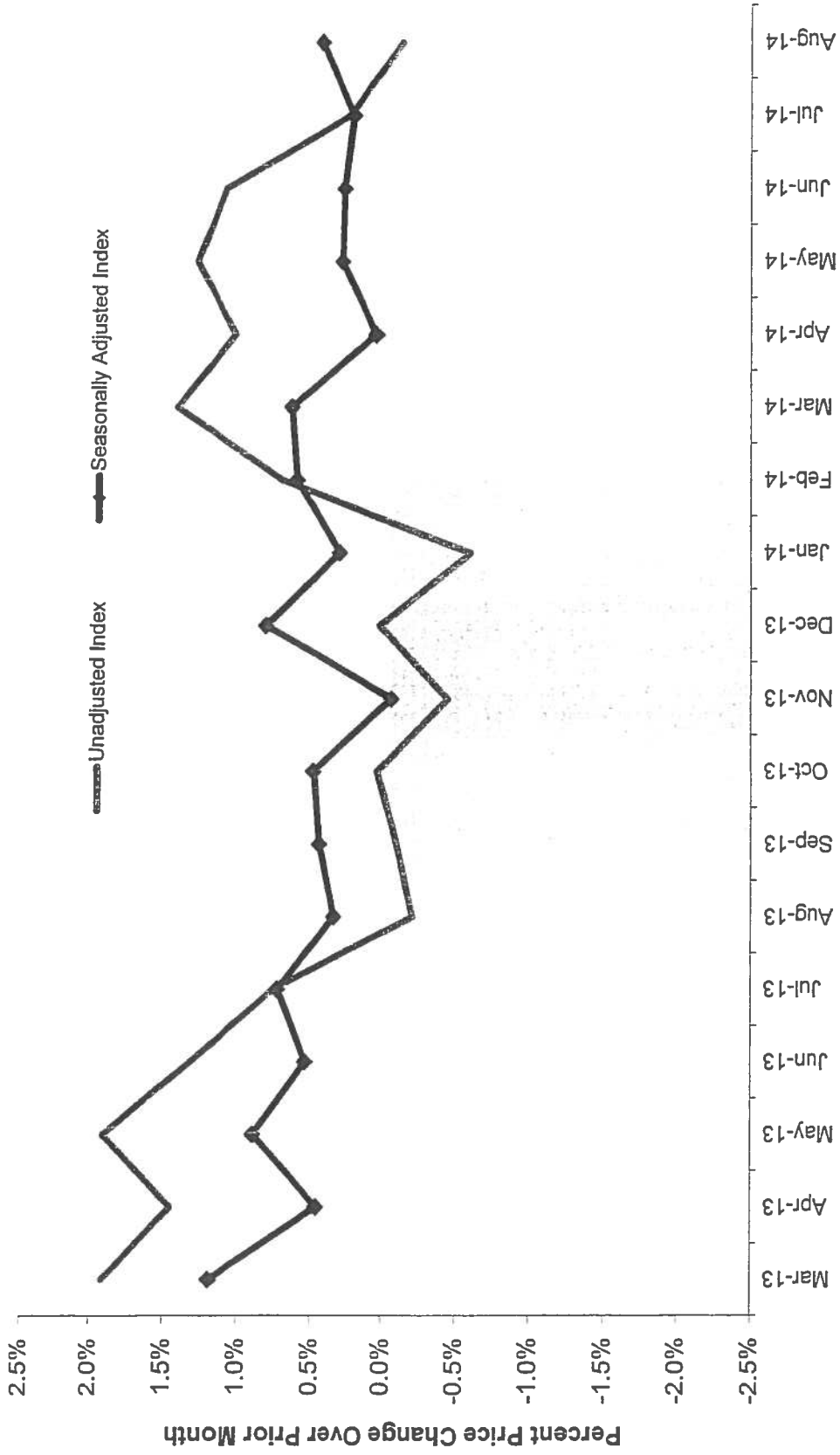
	U.S.									
	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic	
August-14	214.0	232.2	264.4	218.4	227.0	182.4	201.3	215.4	208.0	211.6
July-14	213.1	230.5	261.2	217.1	225.3	180.8	199.6	216.6	207.1	212.8
June-14	212.6	230.2	262.3	216.4	223.6	180.4	198.2	215.8	208.1	212.1
May-14	212.0	228.3	261.9	217.2	223.7	180.4	198.3	215.4	207.6	210.2
April-14	211.3	227.6	261.2	216.5	221.4	180.5	199.1	213.3	205.9	210.2
March-14	211.2	227.3	261.7	216.9	223.0	179.8	198.5	215.1	204.7	209.7
February-14	209.8	226.1	261.4	214.4	221.4	178.1	199.0	207.5	204.1	209.1
January-14	208.5	222.8	258.7	214.5	219.9	176.9	198.0	210.7	205.4	206.7
December-13	207.9	221.4	256.7	212.6	221.0	177.3	197.2	208.6	202.5	207.0
November-13	206.2	219.6	256.0	211.3	216.1	175.6	194.1	210.7	205.0	204.2
October-13	206.3	219.5	253.6	211.3	215.9	175.6	196.0	211.7	205.8	204.2
September-13	205.3	217.0	250.9	211.9	215.7	175.1	197.3	210.8	204.3	202.6
August-13	204.3	215.5	248.9	211.3	214.5	174.5	193.5	211.1	204.1	202.6
July-13	203.6	214.7	247.4	209.3	213.5	174.7	192.0	209.5	203.8	202.2
June-13	202.1	210.3	243.9	209.6	213.7	173.6	194.3	207.6	202.2	200.0
May-13	201.0	207.9	242.3	206.9	212.6	172.1	192.0	208.6	202.9	200.2
April-13	199.3	204.9	242.2	207.1	210.7	171.2	193.4	206.7	201.8	195.7
March-13	198.3	201.5	238.6	206.5	209.6	170.8	191.8	206.0	201.3	196.9

Note: A listing of the states that comprise each Census Division is included in the index release materials.

Source: FHFA

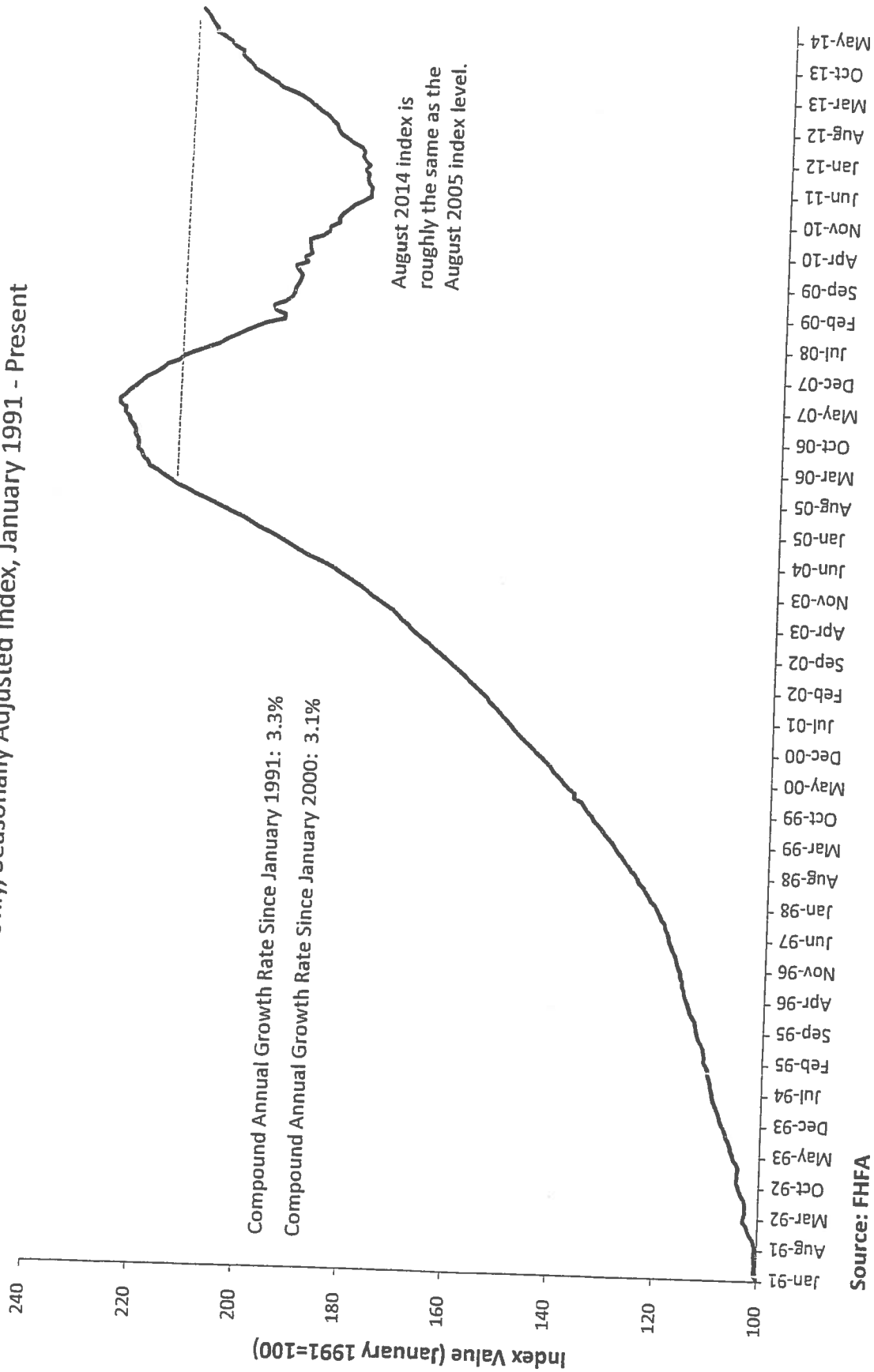
A 21

Seasonally Adjusted and Unadjusted Monthly Appreciation Rates Purchase-Only Index for U.S.

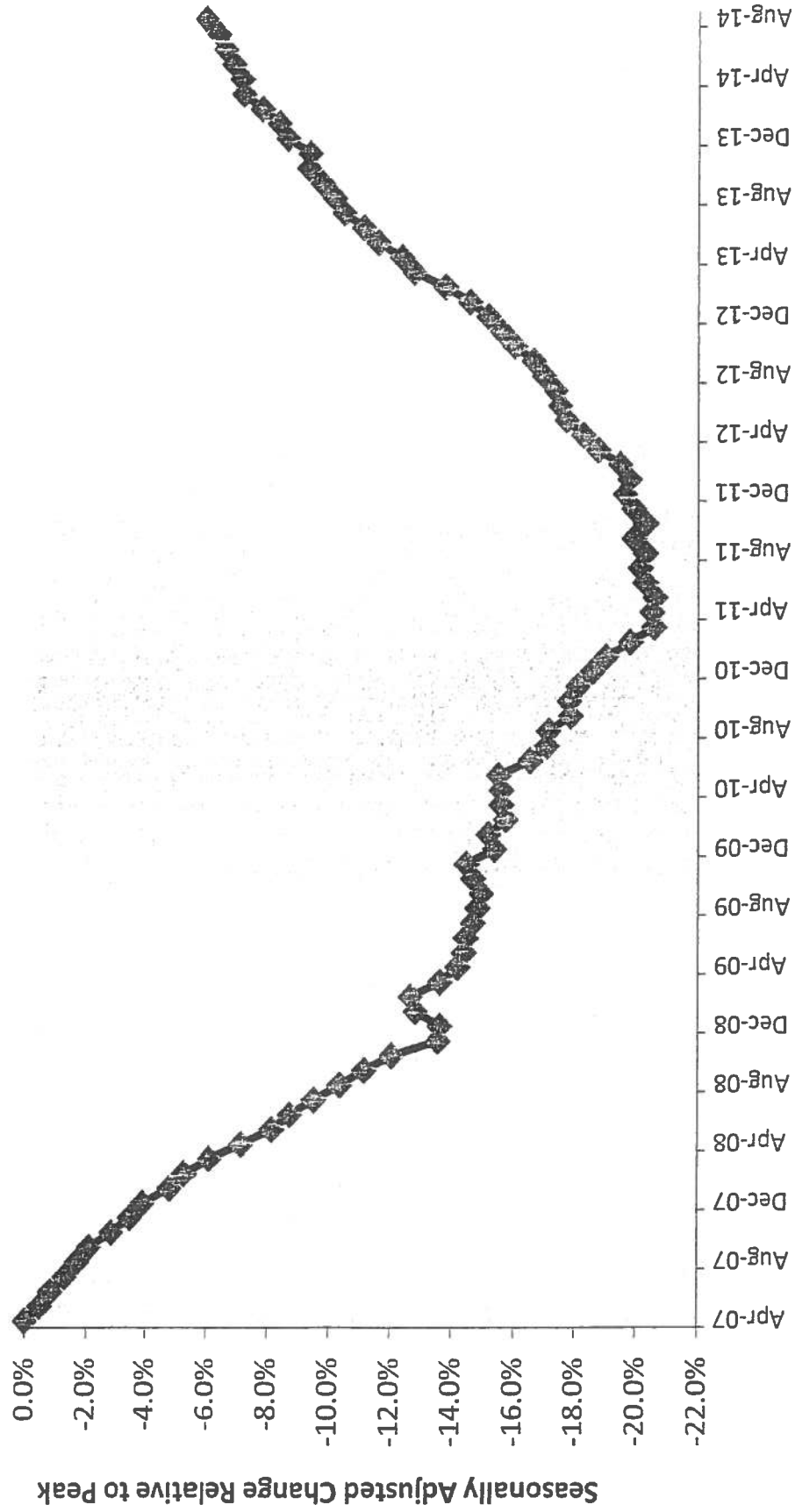


Source: FHFA

Monthly House Price Index for U.S. Purchase-Only, Seasonally Adjusted Index, January 1991 - Present

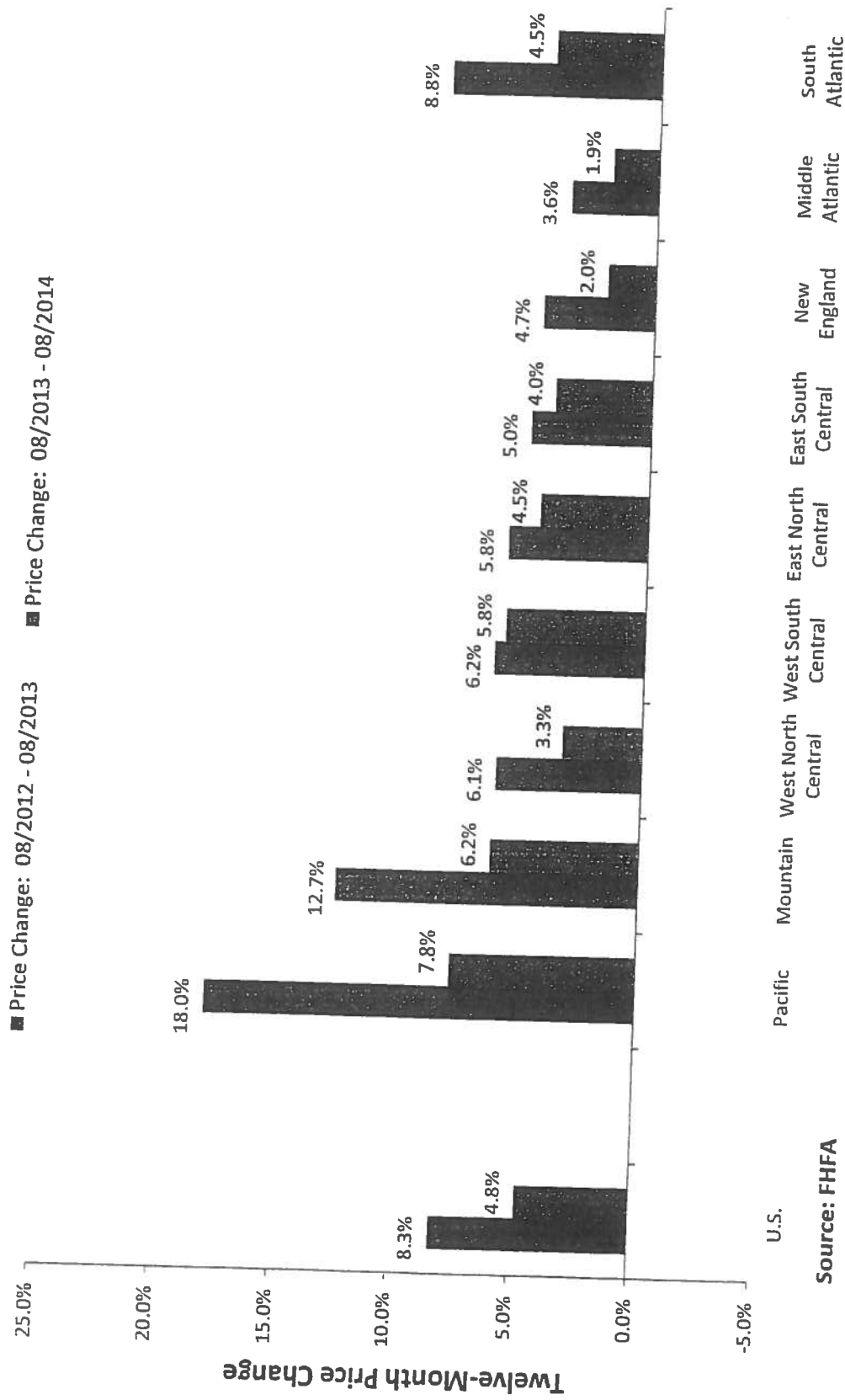


Cumulative Seasonally Adjusted Price Change Relative to Peak for U.S.
(Purchase-Only, Seasonally Adjusted Peak was April 2007)



Source: FHFA

Twelve-Month Price Changes -- Prior Year vs. Most Recent Year



B. Maine Real Estate Information Systems, Inc., News Releases:

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE HOME SALES INCREASE 2.03 PERCENT IN JULY

SOUTH PORTLAND (August 21, 2014)—Maine's summer real estate sales season continues its positive track. Maine Listings reports 1,455 single-family existing home sales in July—a rise of 2.03 percent compared to July 2013. The median sales price (MSP) in July increased 1.40 percent to \$181,500 compared to July 2013. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors released national statistics illustrating a sales dip of 4.2 percent, while the national MSP rose 5.1 percent to \$223,900 in July. Regionally, sales were down 9.9 percent in the Northeastern United States, and the MSP increased 2.4 percent to \$273,600.

Angelia Levesque, President of the Maine Association of REALTORS, said, "Buyers should take notice of the new inventory that is hitting the markets, as sellers have become more active. With the volume of inventory and low interest rates, buyers should contact a local REALTOR for advice and guidance on how to start the home buying process."

Levesque, a REALTOR with Better Homes and Gardens Real Estate/The Masiello Group in Bangor, added, "Buying a home and building equity is a great way to accumulate future wealth, and many mortgages on starter homes are in-line or less expensive than renting...not to mention the tax deductions available to homeowners."

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of July only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the "rolling quarter" months of May, June and July of 2013 and 2014.

JULY ONLY CHART

July 1-31, 2013 – July 1-31, 2014

	# Units Sold 2013	# Units Sold 2014	% Chng	MSP 2013	MSP 2014	% Chng
STATEWIDE	1426	1455	2.03%	\$179,000	\$181,500	1.40%

ROLLING QUARTER CHART

From May 1, 2013 – July 31, 2013 and

May 1, 2014 – July 31, 2014

County	# Units Sold 2013	# Units Sold 2014	% Chng	MSP 2013	MSP 2014	% Chng
STATEWIDE	3967	4270	7.64%	\$180,000	\$179,000	-0.56%
Androscoggin	245	289	17.96%	\$135,000	\$134,900	-0.07%
Aroostook	123	129	4.88%	\$95,000	\$89,000	-6.32%
Cumberland	1094	1129	3.20%	\$249,000	\$249,900	0.36%
Franklin	76	96	26.32%	\$126,750	\$119,000	-6.11%
Hancock	149	165	10.74%	\$185,000	\$188,500	1.89%
Kennebec	322	334	3.73%	\$139,700	\$143,000	2.36%
Knox	141	126	-10.64%	\$185,000	\$178,500	-3.51%
Lincoln	124	138	11.29%	\$224,050	\$181,000	-19.21%
Oxford	146	173	18.49%	\$130,000	\$128,500	-1.15%
Penobscot	390	345	-11.54%	\$143,800	\$133,000	-7.51%
Piscataquis	50	66	32.00%	\$67,500	\$103,000	52.59%
Sagadahoc	125	148	18.40%	\$169,000	\$184,500	9.17%
Somerset	115	135	17.39%	\$110,000	\$102,000	-7.27%
Waldo	103	119	15.53%	\$155,000	\$129,000	-16.77%
Washington	66	74	12.12%	\$105,000	\$85,000	-19.05%
York	698	804	15.19%	\$224,900	\$219,450	-2.42%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,100 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Angelia Levesque (Better Homes and Gardens / The Masiello Group) – 942-6711 - angelia.levesque@yahoo.com or Maine Association of REALTORS President-Elect Marie Flaherty (Prudential Northeast Properties) - 797-8585 - marie@tfre.com - For more names: suzanne@mainerealtors.com.

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE HOME SALES INCREASED 3.32 PERCENT IN AUGUST; PRICES EASED 2.2 PERCENT

SOUTH PORTLAND (September 22, 2014)—Sales of single-family existing homes continue to rise in the state of Maine, according to statistics released today by Maine Listings. A total of 1,556 homes changed hands during the month of August 2014—an increase of 3.32 percent from 12 months ago. The August median sales price (MSP) eased 2.2 percent to \$178,000. The MSP indicates that half of the homes were sold for more and half sold for less.

National sales were down 4.9 percent last month, while the MSP increased 5.2 percent to \$220,600. The National Association of Realtors reported that regionally, sales in the Northeast followed national trends with a dip of 4.3 percent. The regional MSP of \$265,800 represents a decrease of 0.8 percent.

Angelia Levesque, President of the Maine Association of Realtors, said, “We have seen a consistent trend of unit volume increase and sales price decrease over the last few months. The good news is that buyers are out there and they are stepping up and purchasing.” Levesque, a Realtor with Better Homes and Gardens Real Estate/The Masiello Group in Bangor, advised that, “With the slight decrease in home values, sellers must seek advice from their Realtor and carefully evaluate their listing price. Consider how you are positioned in your market. Now is perfect time to capture buyers during the active fall season.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of August only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the “rolling quarter” months of June, July and August of 2013 and 2014.

(Continued)

AUGUST ONLY CHART

August 1-31, 2013 – August 1-31, 2014

County	# Units Sold 2013	# Units Sold 2014	% Chng	MSP 2013	MSP 2014	% Chng
STATEWIDE	1506	1556	3.32%	\$182,000	\$178,000	-2.20%

ROLLING QUARTER CHART

From June 1, 2013 – August 31, 2013 and

June 1, 2014 – August 31, 2014

County	# Units Sold 2013	# Units Sold 2014	% Chng	MSP 2013	MSP 2014	% Chng
STATEWIDE	4259	4524	6.22%	\$182,000	\$180,000	-1.10%
Androscoggin	266	282	6.02%	\$137,928	\$132,000	-4.30%
Aroostook	122	134	9.84%	\$95,000	\$94,950	-0.05%
Cumberland	1150	1216	5.74%	\$249,000	\$250,000	0.40%
Franklin	88	108	22.73%	\$125,500	\$117,250	-6.57%
Hancock	157	176	12.10%	\$190,000	\$196,000	3.16%
Kennebec	383	358	-6.53%	\$139,000	\$140,000	0.72%
Knox	138	134	-2.90%	\$208,256	\$200,000	-3.96%
Lincoln	140	131	-6.43%	\$219,500	\$190,000	-13.44%
Oxford	165	194	17.58%	\$124,000	\$127,750	3.02%
Penobscot	417	384	-7.91%	\$143,000	\$137,000	-4.20%
Piscataquis	60	63	5.00%	\$67,500	\$95,000	40.74%
Sagadahoc	130	153	17.69%	\$188,250	\$185,000	-1.73%
Somerset	121	150	23.97%	\$106,500	\$96,250	-9.62%
Waldo	123	137	11.38%	\$155,000	\$135,100	-12.84%
Washington	73	67	-8.22%	\$85,000	\$82,500	-2.94%
York	726	837	15.29%	\$229,000	\$224,000	-2.18%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,100 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Angelia Levesque (Better Homes and Gardens / The Masiello Group) – 942-6711 - angelia.levesque@yahoo.com or Maine Association of REALTORS President-Elect Marie Flaherty (Prudential Northeast Properties) - 797-8585 - marie@tfre.com - For more names: suzanne@mainerealtors.com.

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE REAL ESTATE SALES UP 6.58 PERCENT; PRICES RISE

SOUTH PORTLAND (October 21, 2014)— Buyers of Maine real estate have been active this fall season, purchasing seasonal/vacation properties as well as primary homes. Maine Listings released statistics today showing that sales of single-family existing homes increased 6.58 percent in September 2014. The median sales price (MSP) hit \$175,000 last month—up 1.16 percent from one year ago. The MSP indicates that half of the homes were sold for more and half sold for less.

Nationwide, sales dipped 1.9 percent while the national MSP rose 5.9 percent to \$210,300. According to the National Association of Realtors, sales in the regional Northeast decreased 1.4 percent and the regional MSP of \$249,800 represents a 4.8 percent increase.

Angelia Levesque, President of the Maine Association of Realtors, said, “The numbers are looking pretty steady...another sign that real estate has stabilized.”

Levesque, a Realtor with Better Homes and Gardens Real Estate/The Masiello Group in Bangor, said a common question asked by sellers is, “Should I take my home off of the market for the winter? Should I wait for spring to list my house? Colder weather brings with it serious buyers—some who want to take advantage of tax breaks before next year. So rake those leaves and bring in the outside furniture and decorations. Keep curtains open to allow as much light into your home as possible. Buyers are out there, and they want to celebrate the holidays in their new home.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of September only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the “rolling quarter” months of July, August and September of 2013 and 2014.

SEPTEMBER ONLY CHART

September 1-30, 2013 – September 1-30, 2014

County	# Units Sold 2013	# Units Sold 2014	% Chng	MSP 2013	MSP 2014	% Chng
STATEWIDE	1307	1393	6.58%	\$173,000	\$175,000	1.16%

ROLLING QUARTER CHART

From July 1, 2013 – September 30, 2013 and

July 1, 2014 – September 30, 2014

County	# Units Sold 2013	# Units Sold 2014	% Chng	MSP 2013	MSP 2014	% Chng
STATEWIDE	4239	4402	3.85%	\$179,000	\$179,000	0.00%
Androscoggin	282	270	-4.26%	\$135,000	\$135,000	0.00%
Aroostook	122	135	10.66%	\$89,500	\$109,000	21.79%
Cumberland	1095	1161	6.03%	\$249,000	\$245,500	-1.41%
Franklin	109	111	1.83%	\$115,000	\$125,000	8.70%
Hancock	186	199	6.99%	\$188,850	\$185,000	-2.04%
Kennebec	371	354	-4.58%	\$140,000	\$142,650	1.89%
Knox	149	134	-10.07%	\$200,000	\$205,000	2.50%
Lincoln	151	122	-19.21%	\$200,000	\$183,950	-8.03%
Oxford	166	183	10.24%	\$135,000	\$130,000	-3.70%
Penobscot	418	385	-7.89%	\$140,000	\$137,000	-2.14%
Piscataquis	66	71	7.58%	\$65,000	\$92,000	41.54%
Sagadahoc	119	127	6.72%	\$176,000	\$194,500	10.51%
Somerset	115	154	33.91%	\$100,000	\$90,000	-10.00%
Waldo	120	152	26.67%	\$156,000	\$138,950	-10.93%
Washington	78	69	-11.54%	\$73,750	\$84,900	15.12%
York	692	775	11.99%	\$226,000	\$224,900	-0.49%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,100 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Angelia Levesque (Better Homes and Gardens / The Masiello Group) – 942-6711 - angelia.levesque@yahoo.com or Maine Association of REALTORS President-Elect Marie Flaherty (Prudential Northeast Properties) - 797-8585 - marie@tfre.com - For more names: suzanne@mainerealtors.com.

C. State of Maine, Maine Revenue Services Property Tax
Division – Annual Sales Ratio Report Preliminary
Analysis Results:



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
PO BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

RICHARD W. ROSEN
ACTING COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

July, 2014

Municipal Assessors and Chairman of the Board of Selectmen:

RE: Preliminary 2015 State Valuation

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2015 State Valuation report for your municipality as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all taxable property in the municipality as of **April 1, 2013**. Please note that these figures are preliminary and are being forwarded to you at this time in order to provide for your review and allow time for any contribution of additional comments and/or pertinent data.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201). State Valuation is a mass appraisal estimate of the 100% market value of all taxable property of a municipality and is established annually by the State Tax Assessor. The enclosed report is comprised of four (4) parts: the Sales Ratio Analysis; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303); and Report of Assessment Review, informational review (PTF303.2).

If after reviewing this report you find any errors or inconsistencies, need clarification or simply wish to discuss the report, please call the Property Tax Division at 624-5600 or fax your concerns to us at 287-6396. Alternatively, you may contact your area field representative from Maine Revenue Service, Property Tax Division directly for the purpose of discussing any additional information pertinent to the preliminary state valuation.

The Proposed 2015 State Valuation Notice will be sent by certified mail on or before September 30, 2014.

Sincerely,

Mike Rogers,
Supervisor, Municipal Services

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Veazie		County	Penobscot (s)
---------------------	---------------	--	---------------	----------------------

	2013	2014	2015	
1. State Valuation	225,350,000	226,950,000	226,600,000	
2. Amount of Change	(5,900,000)	1,600,000	(350,000)	
3. Percent of Change	-2.55%	0.71%	-0.15%	
4. Eff. Full Value Rate (line 6d/1)	0.018494	0.019707	0.017796	
5. Local Mill Rate 11-12-13	0.019	0.0205	0.0175	
6a. Commitment 2011-12-13	5,157,992	5,652,999	4,986,594	
6b. Homestead Reimbursement	44,340	50,387	43,084	
6c. BETE Reimbursement	51	1,754	2,319	
6d. Total (6a, 6b & 6c)	5,202,383	5,705,140	5,031,997	
6e. % change from prior year (6d.)	0.92%	9.66%	-11.80%	

	2012	2013		
A. Municipal Valuation	275,756,040	284,948,223		
Net Supplements / Abatements	(39,000)	(679,120)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	2,457,900	2,461,950		
BETE (Exempt Valuation)	85,560	132,500		
Adjusted Municipal Valuation	278,260,500	286,863,553	8,603,053	3.09%
B. Sales Information				
Sales Period Used	07/11 - 06/12	07/12 - 06/13	Combined Sales Ratio	101%
State Valuation	2014	2015		
# of Sales	31	31		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	89%	102%		
Average Ratio	90%	101%	12.22%	
Assessment Rating	12	7		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	95%	100%		

STATE VALUATION ANALYSIS

Municipality	Veazie			County	Penobscot (s)
Municipal Valuation - 2013	100%	Declared Certified Ratio		2015 State Valuation	
LAND			Ratio	Source	
Electrical Utilities (Trans & Dist)		13,480,300	100%	Bulletin #25	13,480,300
Classified Farm Woodland		ac			
Classified Tree Growth	59	7,150	100%	State Rates	7,147
Classified Farm Land		ac			
Classified Open Space		ac			
Commercial Lots		3,132,800	100%	Cert Ratio	3,132,800
Industrial Lots		2,024,300	100%	Cert Ratio	2,024,300
Residential Lots		14,717,640	101%	Combined Ratio	14,571,921
Waterfront & Water Influenced Lots					
Condominium Lots					
Casco Bay Energy		4,117,000	100%	Industrial Ratio	4,117,000
Tree Growth Roads		ac			
Waste Acres	62	6,010	97/ Mun Avg	95/ac SR	5,890
# Undeveloped Acres	1,131	2,686,500	2375/ Mun Avg	755/ac SR	854,020
		40,171,700		TOTAL LAND	38,193,378
BUILDINGS					
	# accts				
Commercial	23	8,461,300	100%	Cert Ratio	8,461,300
Industrial	12	9,914,400	100%	Cert Ratio	9,914,400
Residential		77,895,800	101%	Combined Ratio	77,124,554
Waterfront & Water Influenced					
Condominiums					
Maritimes & Northeast Pipeline		1,111,200	151%	State Appraisal	736,401
Casco Bay Energy		6,196,600	100%	Industrial Ratio	6196600
		103,579,300		TOTAL BUILDINGS	102,433,255
PERSONAL PROPERTY					
	# accts				
Commercial		(5,059,700)	100%	Personal Property Ratio	(5,059,700)
Industrial		6,589,123	100%	Personal Property Ratio	6,589,123
Other					
Casco Bay Energy		139,667,800	100%	Personal Property Ratio	139,667,800
		141,197,223		TOTAL PERSONAL	141,197,223
TOTALS		284,948,223			281,823,856
Adjustments (Net Abates/Supp)		(462,420)	101%	Combined Ratio	(457,842)
Adjustments (Comm., Ind. & Pers.)		(216,700)	100%	Cert Ratio	(216,700)
Homestead (Exempt Valuation)		2,461,950	101%	Combined Ratio	2,437,574
BETE (Exempt Valuation)		132,500	100%	Personal Property Ratio	132,500
ADJUSTED TOTAL		286,863,553			283,719,388
TIF ADJUSTMENTS		TIF Development Program Fund		999,482	(57,113,257)
NET w/ ADJUSTMENTS & TIF					226,606,131
STATE VALUATION					226,600,000

STATE OF MAINE Sales Ratio Analysis - 2015 State Valuation

Municipality:

Veazie

County:

Penobscot (s)

2 Year - COMBINED STUDY

Weighted Avg =	102%	=	5,239,100	/	5,159,500
Average Ratio =	101%	=	21.31	/	21
Avg Deviation =	7	=	207	/	31
Quality Rating =	7	=	7	/	101%

Average Selling Price =								\$166,435	2013		
Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	7 2012	12885	216	10	49		135,000	106,000	0.79	22
2	R	7 2013	13273	214	11	39		260,000	214,100	0.82	19
3	R	10 2013	13359	317	6	26		155,000	130,800	0.84	17
4	R	5 2012	12831	284	11	38		307,500	293,500	0.95	6
5	R	8 2013	13292	81	3	31		165,000	157,200	0.95	6
6	R	7 2012	12893	302	1	3		92,000	89,600	0.97	4
7	R	11 2013	13399	150	13	31		200,000	194,900	0.97	4
8	R	5 2012	12815	234	10	57		128,000	125,500	0.98	3
9	R	5 2012	12830	272	4	43		112,500	110,700	0.98	3
10	R	6 2013	13221	242	10	16		150,000	147,700	0.98	3
11	R	12 2013	13422	47	8	8-8		83,000	81,200	0.98	3
12	R	7 2012	12896	217	9	14		230,000	228,700	0.99	2
13	R	12 2012	13041	273	6	27		140,800	138,700	0.99	2
14	R	10 2013	13352	101	8	8-19		74,000	73,500	0.99	2
15	R	7 2013	13262	35	7	67		166,500	167,300	1.00	1
16	R	2 2013	13108	127	12	6		305,000	308,000	1.01	
17	R	6 2012	12841	171	1	4		85,000	86,300	1.02	1
18	R	4 2012	12790	176	6	63		150,000	153,500	1.02	1
19	R	6 2012	12866	309	6	38		142,500	145,700	1.02	1
20	R	6 2012	12843	339	3	53		151,000	155,200	1.03	2
21	R	7 2012	12877	132	7	40		133,000	139,700	1.05	4
22	R	11 2012	13012	127	11	42		194,900	205,200	1.05	4
23	R	9 2012	12953	127	11	62		260,000	272,100	1.05	4
24	R	7 2013	13259	217	12	4		210,000	222,700	1.06	5
25	R	11 2012	13015	63	3	16		96,000	104,000	1.08	7
26	R	12 2012	13040	108	9	6		266,800	291,600	1.09	8
27	R	10 2012	12977	251	8	8-20		64,000	71,200	1.11	10
28	R	9 2012	12962	212	11	9		127,000	140,700	1.11	10
29	R	6 2012	12848	242	9	3		190,000	212,100	1.12	11
30	R	3 2013	13134	79	10	1		166,000	196,200	1.18	17
31	R	1 2013	13085	45	6	10		219,000	275,500	1.26	25

Business Equipment Tax Exemption Audit

County: Penobscot (s)

Date: 6/19/2014

Municipality: Veazie

Municipal Official: Ben Birch - C.M.A.

Municipal Valuation - 2013

2015 State Valuation

	<u>Excellent</u>	<u>Good</u>	<u>Adequate</u>	<u>Unsatisfactory</u>
1. Availability of application(s) for inspection during audit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Application(s) signed for/approved by assessor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Equipment date(s) of purchase and/or date(s) put in service meet program guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Item description(s) sufficient to reasonably determine eligibility under program guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Purchase price(s) listed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Depreciation schedule(s) evident and employed uniformly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Complete reporting of BETE value(s) in Commitment Book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comment(s): Looks good.

Signature: Byron D. Tibbetts

Field Rep.

Property Tax Division

REPORT OF ASSESSMENT REVIEW

Municipality

Veazie

County

Penobscot (s)

I. Valuation System

A. Land: Tax Maps by

Undeveloped Acreage

Road Frontage

House lots

Sewall

\$500.00 - \$5000.00

\$25,000 - \$45,000

Date:

1989

Undeveloped Lots

80 % of house lot value

Water Frontage

Other

Waste \$100.00 Acre

B. Buildings : Revaluation By:

Robert Duplisea 2013

Computerized Records

TRIO

C. Personal Property:

Assessed? Y/N

Y

Is Cert Ratio Applied? Y/N

Y

Method Used:

C.L.D.

II. Assessment Records / Condition

Valuation Book

Very Good

Property Record Cards

Very Good

Veteran Exemption Forms

Very Good

Tree Growth Forms

Very Good

Farm Land Forms

N/A

Open Space Forms

N/A

III. Supplements and Abatements

Supplements: Number Made

1

Abatements: Number granted

28

(excluding penalties)

Value Supplemented

38,600

Value Abated

(717,720)

IV. Statistical Information

Number of Parcels

872

Taxable Acres

1,659

Population (2010)

1,919

Land Area

2,003

Bog/Swamp

V. Assessment Standards

Standards Ratio

126.70% = (2013 Municipal Valuation / 2014 State Valuation)

Assessment Quality: Combined

7

Comments or Plans for Compliance:

Revaluation for 2013 tax year.

VI. Audit Information

Municipal Official providing data:

Ben Birch - C.M.A.

Date(s) of Field Audit:

6/19/2014

VII. Office Review

Recommended by:

Byron D. Tibbetts

Field Rep

Checked by:

Approved by:

Mike Rogers

7-17-14

Copies Mailed: (date)

7-29-14

SALES ANALYSIS REPORT
SALES JULY 2013 - MARCH 2014

Account Map/Lot	Date	Price	Valuation	Ratio	Mean	Dev
743 11 39	07/30/2013	260,000	214,100	82.3462	96.1280	13.7818
680 06 26	10/04/2013	155,000	130,800	84.3871	96.1280	11.7409
356 10 67	01/22/2014	88,200	78,300	88.7755	96.1280	7.3525
535 06 40	03/18/2014	145,000	129,900	89.5862	96.1280	6.5418
122 03 31	08/13/2013	165,000	157,200	95.2727	96.1280	0.8553
420 13 31	11/15/2013	200,000	194,900	97.4500	96.1280	1.3220
317 08 08-08	12/16/2013	83,000	81,200	97.8313	96.1280	1.7033
343 08 08-19	10/01/2013	74,000	73,500	99.3243	96.1280	3.1963
451 07 67	07/19/2013	166,500	167,300	100.4805	96.1280	4.3525
807 12 04	07/16/2013	210,000	222,700	106.0476	96.1280	9.9196
431 11 29	02/13/2014	215,000	249,200	115.9070	96.1280	19.7790

Trends:

Sale Factor	0
Land Factor	100
Bldg Factor	100

Number of Sales: 11

Totals:

Sale Price:	1,761,700
Valuation:	1,699,100
Deviation:	62,600

Sales Ratio Statistics

Median	97.4500
Mean	96.1280
Mid-Quartile Mean	95.5315
Weighted Mean	96.4466
Average Deviation	7.3223
Coefficient of Dispersion	7.6172
Standard Deviation	9.2873
Coefficient of Variation	9.6614
Price-Related Differential	0.9967



Message

Thu, Dec 11, 2014 8:22 AM

From: "Tammy Perry" <tperry@veazie.net>
To: jmccormack60@gmail.com
Cc: PaulSmithPE@aol.com **Mark Leonard**

Subject: Re: Veazie Council - OVWD workshop

Attachments: Attach0.html / Uploaded File

13K

Thank you, John.

Paul, as the workshop is only 30 minutes, I ask that the presentation be kept to 15 minutes to allow the Council 15 minutes for questions.

I look forward to seeing you and Dennis on Monday.

Thank you,
Tammy

John McCormack <jmccormack60@gmail.com> on Tuesday, December 9, 2014 at 11:24 AM wrote:

>Tammy

>Paul Smith will do the slideshow for the Veazie council

>-I will be attending the Orono council meeting

>

>

>regards

>John

>

>On Mon, Dec 8, 2014 at 11:16 AM, John McCormack <
><mailto:jmccormack60@gmail.com>]jmccormack60@gmail.com> wrote:

>

>

>

>i will call you on this

>

>----- Forwarded message -----

>From: Tammy Perry <<mailto:tperry@veazie.net>]tperry@veazie.net>

>Date: Sat, Dec 6, 2014 at 8:37 AM

>Subject: Veazie Council - OVWD workshop

>To: [<mailto:jmccormack60@gmail.com>]jmccormack60@gmail.com

>Cc: Mark Leonard <<mailto:mleonard@veazie.net>]mleonard@veazie.net>

>

>

>

>Good morning, Mr. McCormack,

>

>I am checking in with you about the workshop we have scheduled for

>Dec. 15 at 6:00 p.m. As stated in my letter, I requested a workshop

>similar to the one the Trustees held with the Orono council. I believe
>OVWD did a presentation before the Council asked questions, and I
>would like to know if you would like a portion of the Veazie workshop
>allocated to a presentation before questions.

>

>I believe the Orono council has a meeting planned for that night as
>well, so I also wanted to verify that the Dec. 15 date still works for
>you and the other Trustees. Our workshop will end at 6:30 and their
>meeting is scheduled for 7:00, but it is my understanding that the
>committee will discuss Trustee appointments prior to that.

>

>I look forward to your reply and for the joint workshop.

>

>Thank you,

>Tammy Perry

>Chair, Veazie Council

>[<mailto:tperry@veazie.net>]tperry@veazie.net

>947-9624

>

>

>

