

AGENDA
Town of Portage Lake
Regular Select Board Meeting Rescheduled
September 25, 2026
6:00 P.M.

1. Call Meeting to Order & Attendance
2. Approval of Minutes
August 19, 2026 regular meeting
3. Old Business:
 - a. Wetland Restoration Plan Update—Restoration Project Completed
 - b. Food Sovereignty Ordinance Draft
4. New Business:
 - a. Preliminary State Valuation—16.4% increase over 2026 Valuation
 - b. General Assistance Ordinance & Maximums—schedule Public Hearing
 - c. Abatement Request—D Scullion
 - d. MMA Delegate Appointment
 - e. Speech, Expression & Social Networking Policy Review
 - f. Medical Equipment Lending Closet Proposal
 - g. Payables Warrants
5. Town Manager's Report
 - a. The Town is at a Tier 3 level for the Workers Comp Safety Incentive Program, which means will be getting a 10% reduction/credit to our Workers Compensation Bill beginning January 2027.
 - b. Electrical upgrades at the campground are complete, all sites now have 50 amp service
 - c. Working with Ashland's Town Manager to look into opportunities for regional collaboration Will be meeting with County officials in October to gather more information.
 - d. Board of Appeals to meet October 14, 2026 regarding the administrative appeal by Travis & Sheri Carter concerning their subsurface wastewater application
6. Other Select Board Business
7. Public Comments (as time allows)
8. Executive Session per 1 MRSA §405 (6)(E) to discuss a legal matter
9. Adjourn

Next Regular Select Board Meeting: Wednesday, October 21, 2026 @ 6 pm

PORTAGE LAKE BOARD OF SELECTPERSONS
Record of Rescheduled Regular Meeting
September 25, 2026, at 6:00 p.m.
Portage Lake Municipal Building Conference Room

Members Present: Michelle Johnson, Chairman; Richard Lyons; Calvin Mokler.

Members Absent: None.

Others Present: Jodi Page, Corrine Routhier, Tammy Lunney, Mark Lunney, Linda Lunney, Jim Dumond.

Others Present via Zoom: None.

Meeting called to order at 6 p.m. by Richard Lyons.

Approval of Minutes: Selectboard reviews the minutes of the August 19, 2026, regular meeting. **Motion made by Richard Lyons and seconded by Calvin Mokler to recommend approval of the August 19, 2026, regular meeting minutes as written. Motion carries.**

OLD BUSINESS

Wetland Restoration Plan Update—Restoration Project Completed: Logan Deschaine has finished the restoration project, and it has been approved by Moyse Environmental. Moyse will make additional visits to the area to check on the regrowth progress.

Food Sovereignty Ordinance Draft: The Board reviewed the Food Sovereignty Ordinance Draft and discussed holding a public hearing to get input from the townspeople. **Motion made by Michelle Johnson and seconded by Calvin Mokler to adopt the Food Sovereignty Ordinance as written and hold a public hearing before the next Selectboard meeting in October. Motion carries.**

NEW BUSINESS

Preliminary State Valuation—16.4% increase over 2026 Valuation: State Valuation last year was \$119.9 million. This year it jumped to \$139.6 million. Corrine has put feelers out to contest the valuation and is looking into changing the legislation regarding how the State determines the valuation.

General Assistance Ordinance & Maximums—schedule Public Hearing: The Board discussed the General Assistance Ordinance & Maximums. **Motion made by Michelle Johnson and seconded by Calvin Mokler to hold a General Assistance Ordinance Public Hearing before the October Selectboard meeting. Motion carries.**

Abatement Request—D. Scullion: The Board discussed the abatement request for D. Scullion. **Motion made by Richard Lyons and seconded by Michelle Johnson to grant the abatement in the amount of \$259.96. Motion carries.**

MMA Delegate Appointment: Corrine needs to be appointed an MMA delegate in order to vote at the MMA Convention and Annual Meeting. **Motion made by Michelle Johnson and seconded by Richard Lyons to nominate Corrine as an MMA delegate. Motion carries.**

Speech, Expression & Social Networking Policy Review: The Board reviewed the Speech, Expression & Social Networking Policy. **Motion made by Michelle Johnson and seconded by Calvin Mokler to keep the policy as is. Motion carries.**

Medical Equipment Lending Closet Proposal: The Board discussed the Medical Equipment Lending Closet proposal. The Board tabled this discussion until more information could be gathered.

Payables Warrants: The Board reviews the Treasurer's warrants and signs them for approval.

TOWN MANAGER'S REPORT

- a) The Town is at a Tier 3 level for the Workers Comp Safety Incentive Program, which means we are getting a 10% reduction/credit to our Workers Compensation Bill beginning January 2027.
- b) Electrical upgrades at the campground are complete, all sites now have 50-amp service.
- c) Working with Ashland's Town Manager to look into opportunities for regional collaboration. Will be meeting with County officials in October to gather more information.
- d) Board of Appeals to meet October 14, 2026, regarding the administrative appeal by Travis & Sheri Carter concerning their subsurface wastewater application.
- e) Todd Allen is stepping down as the Animal Control Officer for the Town of Portage.

OTHER SELECTBOARD BUSINESS

- For informational purposes only, Sue is reinvesting the CD for the Public Works Equipment.
- Rick asked Corrine if the cost of the Wetland Restoration had been offset yet by the violators. Corrine responded it has not, but bills have been sent.

Public Comments (as time allows): Mark Lunney asked Corrine about joining future Selectboard meetings via Zoom.

At 6:42 p.m., a motion was made and seconded to enter Executive Session pursuant to 1 M.R.S.A. § 405(6)(E) to discuss a legal matter. Motion carries. Motion made and seconded to end the Executive Session at 6:50 p.m. The public portion of the meeting resumed.

Next regular Selectboard meeting is Wednesday, October 21, 2026, at 6:00 p.m.

Regular Selectboard Meeting adjourned at 6:51 p.m.

We, the undersigned Officers of the Portage Lake Board of Selectpersons, do hereby certify that the foregoing meeting is a true and correct record. We hereby consent to confirm, ratify and approve all actions taken at said meeting, all and singular, and the foregoing records thereof, and acknowledge and certify that the same are true and correct records of all the proceedings of said meeting and hereby approve the same.

Approved: 10/21/26

Date

Signed: Calvin Mokler

Calvin Mokler

Richard Lyons

Michelle Johnson, Chairperson

Property Tax Division
REPORT OF ASSESSMENT REVIEW



Municipality	Portage Lake		County	Aroostook
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	2025	2026	2027
1. State Valuation	106,450,000	119,900,000	139,600,000
2. Amount of Change	9,250,000	13,450,000	19,700,000
3. Percent of Change	9.52%	12.64%	16.43%
4. Eff. Full Value Rate (line 6d/1)	0.01043	0.0101	0.00894
5. Local mil Rate 23-24-25	0.01395	0.01499	0.01539
6a. Commitment 2023-24-25	1,025,631	1,114,731	1,156,364
6b. Homestead Reimbursement	36,895	37,680	33,958
6c. BETE Reimbursement	47,646	58,620	58,099
6d. Total (6a, 6b & 6c)	1,110,172	1,211,031	1,248,420
6e. % change from prior year (6d.)	9.18%	9.08%	3.09%

	2024	2025		
A. Municipal Valuation	74,364,973	75,137,368		
Net Supplements / Abatements	(138,200)	(128,990)	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	2,513,700	2,206,470		
BETE (Exempt Valuation)	3,910,599	3,775,088		
Adjusted Municipal Valuation	80,651,072	80,989,936	338,864	0.42%
B. Sales Information				
Sales Period Used	07/23 - 06/24	07/24 - 06/25		
State Valuation # of Sales # of Appraisals	2026 17	2027 23	Combined Sales Ratio	54%
Residential Study			Percent of Change	
Weighted Average	61%	54%		
Average Ratio	63%	54%	-14.29%	
Assessment Rating	17	17		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	90%	79%		

STATE OF MAINE Sales Ratio Analysis - 2027 State Valuation

Municipality:

Portage Lake

County:

Aroostook

2.5 Year - COMBINED STUDY

Weighted Avg. =	54%	=	3,051,597	/	5,664,750
Average Ratio =	54%	=	9.11	/	17
Avg. Deviation =	9	=	218	/	23
Quality Rating =	17	=	9	/	54%

Average Selling Price =

\$246,293

2025

Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	11 2024	6624	212	08	004-B		255,000	88,541	0.35	19
2	W	8 2024	6591	288	23	004		250,000	91,600	0.37	17
3	W	7 2025	6694	300	18	017		449,900	194,300	0.43	11
4	W	1 2024	6527	28	23	018		495,000	212,500	0.43	11
5	R	1 2026	6760	186	15	032		333,000	147,400	0.44	10
6	R	9 2024	6597	213	08	038-A		165,000	74,200	0.45	9
7	R	5 2025	6667	285	16	014		125,000	57,800	0.46	8
8	R	6 2025	6683	24	05	025		380,000	179,900	0.47	7
9	U	2 2025	6649	146	17	009		158,450	79,600	0.50	4
10	W	7 2025	6693	116	11	008		102,000	51,100	0.50	4
11	R	3 2025	6657	46	17	012		154,900	79,100	0.51	3
12	R	9 2025	6717	336	16	007,008		190,000	100,100	0.53	1
13	W	7 2025	6697	147	10	004		160,000	85,700	0.54	
14	R	5 2024	6560	199	19	43		105,000	56,800	0.54	
15	R	11 2023	6510	303	15	34		107,000	57,500	0.54	
16	W	3 2026	6777	255	12	006,007		230,000	126,700	0.55	1
17	W	5 2025	6674	267	23	017		450,000	263,800	0.59	5
18	W	11 2023	6505	305	10	006		335,000	196,900	0.59	5
19	R	6 2024	6565	343	18	004		175,000	127,600	0.73	19
20	W	2 2024	6533	170	11	020-021		489,500	363,856	0.74	20
21	R	7 2024	6580	323	05	027		190,000	142,600	0.75	21
22	W	10 2023	6498	59	11	012		205,000	153,200	0.75	21
23	R	12 2023	6517	301	19	040		160,000	120,800	0.76	22

Medical Loan Closet Proposal

From: Sue Rogers <treasurer@townofportage.org>

Sent: Tue, Sep 15, 2026 at 11:19 am

To: Town Manager

Hi Corrine,

I wanted to run an idea by you that I think could be a wonderful community service for Portage Lake residents.

I would like to establish a small **Portage Lake Medical Equipment Loan Closet** at Town Hall. The idea is to provide residents with free access to minor medical and mobility equipment that they may need temporarily following surgery, an injury, or an illness.

The equipment would be donated by community members and stored in a designated area at Town Hall. Residents could borrow items at no charge and return them when they are no longer needed, allowing others in the community to benefit.

I am envisioning a very simple program with a limited selection of smaller equipment, such as:

- Canes and folding canes with seats
- Wheelchairs
- Folding walkers
- Crutches
- Shower chairs
- Raised toilet seats
- Toilet safety frames
- Reacher/grabber tools
- Long-handled shoehorns
- Leg lifter straps
- Other small, non-powered assistive equipment

I would not be looking to include bulky equipment, hospital beds, or bedside commodes. The goal is to keep this small, manageable, and easy to store.

The program would operate through community donations, with no equipment purchases using Town funds. Borrowers would complete a simple checkout form acknowledging that the equipment is used and borrowed at **their own risk**. I would be happy to coordinate the initial organization, donation guidelines, inventory, and checkout procedures.

Would you be open to discussing whether a small designated storage area at Town Hall might be possible and whether this would be something the Town could support as a community service?

I think it could be a meaningful way for neighbors to help one another while keeping the program straightforward and affordable.

Thank you for considering it!

Sue Rogers

Treasurer - MMTC&TA Certified
Deputy Clerk

PO Box 255
20 School St
Town of Portage Lake, Maine 04768

treasurer@townofportage.org

Phone: 207.435.4361

FAX: 207.435.6229

"Positivity is a choice; share yours." – Unknown

Under Maine's Freedom of Access law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are regarded as public record which may be inspected by any person upon request, unless otherwise made confidential by law.



Town of Portage Lake, Maine

Incorporated March 24, 1909

Office of the Treasurer

Susan M. Rogers

treasurer@townofportage.org

September 23, 2026

To: Town of Portage Lake Selectboard

Re: Certificate of Deposit Maturity & Reinvestment Report

CD Reinvestment – Public Works Equipment Reserve

The Town's Certificate of Deposit #XXXX7755 with Katahdin Trust Company matured on **September 17, 2026**.

The previous six-month CD was held from **March 17, 2026 through September 17, 2026** at an interest rate of **3.25%** and earned **\$1,241.21 in interest** during the term.

Upon maturity, **\$76,485.34** was reinvested into a new six-month Certificate of Deposit with Katahdin Trust Company at an interest rate of **3.59%**.

New CD Terms:

- **Principal:** \$76,485.34
- **Interest Rate:** 3.59%
- **Term:** September 18, 2026 – March 18, 2027
- **Estimated Interest:** \$1,372.91
- **Estimated Maturity Value:** \$77,858.25

The new interest rate is **0.34 percentage points higher** than the previous CD rate and is estimated to generate approximately **\$131.70 more in interest** over the six-month term.

This memo is provided for informational purposes to the Selectboard. No action is required.

Respectfully submitted,

Susan M. Rogers