

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
SEPTEMBER 18, 2012

Tape-recorded meeting

Present: Bill Curtis, Chair Pam Dunning, Vice Chair Ed Polewarczyk, Jeff Slack and Town Manager Laurie Smith

Absent: Judy Colby

1. Call to Order

Chair Pam Dunning called the meeting to order at 7 p.m.

2. Pledge of Allegiance to the Flag of the United States of America

3. Approval of Treasurer's Warrant: September 11, 2012 and September 18, 2012

Bill Curtis moved to approve the Treasurer's Warrant of September 11, 2012. Vote 4-0-0. Ed Polewarczyk moved to approve the Treasurer's Warrant of September 18, 2012. Vote 4-0-0.

4. Approval of Minutes: September 4, 2012

Ed Polewarczyk moved to approve the minutes of September 4, 2012 as amended. Vote 4-0-0.

5. Special Presentations or Awards - None

6. Appointments:

A. Appeals Board appointment

Ed Polewarczyk moved to appoint Jean Huber to the Board of Appeals; appointment to expire December 31, 2012. Vote 4-0-0.

7. Public Comment

Norman Guidoboni commented that the town flag should have been lowered on September 11 and September 14, the latter in honor of Ambassador Stevens.

8. Department Head or Committee Chair Report

A. Tax Commitment Presentation: Laurie Smith gave a presentation on the Wiscasset tax commitment. She explained the changes in property valuation for FY 2013; the various sources of revenue; and the expenses for town operations, county taxes and school expenses. She provided scenarios using various fund balance contributions which, subtracted from the net operating expenses, would result in the tax commitment determining the municipal mill rate. In order to keep the municipal mill rate the same as last year, the fund balance contribution would have to be \$480,000, and it was the consensus of the board that this figure be used, resulting in a mill rate of \$15.90. With this mill rate, annual taxes on a property valued at \$150,000 would increase \$112.50.

Bob Blagden suggested increasing the fund balance contribution to keep taxes as low as possible; he said the problem was that property was overvalued and everyone should receive an abatement, not just a few.

A. Proposal to develop a tax-deferral program for senior citizens

Pam Dunning summarized the tax deferral program, which under certain circumstances would defer foreclosure by the town on properties where senior citizens were unable to pay taxes. Ed Polewarczyk recommended that research on the subject could be a project for high school seniors in the Principles of Democracy classes to undertake as community service or to learn about local government, elderly issues, mortgages and drafting ordinances. Pam Dunning said the town should also research other options inasmuch as with the tax deferral program, there is the possibility that in time the taxes deferred would amount to more than the value of the property. Bill Curtis also mentioned that property of the elderly is often used as collateral for nursing home care. Norman Guidoboni suggested giving discounts for early payment of taxes. **Jeff Slack moved to authorize Ed Polewarczyk to work with the high school seniors on this project. Vote 4-0-0.**

B. Review draft Subdivision and Site Plan Ordinance

Town Planner Misty Gorski had discussed with the Ordinance Review Committee concerns of Ed Polewarczyk, which had been addressed. In cases where the ORC disagreed, there were alternatives or waivers in the ordinance to deal with the problem. She said some of the requirements in the ordinance were an effort to bring the ordinances in compliance with the goals of the Comprehensive Plan. Gorski asked whether there were more questions and offered to plan a workshop for the selectmen if necessary. In response to Ed Polewarczyk's comment that the ordinances seemed to prevent adverse impacts on the community but did not seem to be encouraging businesses or industry, Pam Dunning said that incentives for business could be in town policies, rather than in the ordinances. **Jeff Slack moved to accept the final draft of both ordinances and place on a warrant for the November election. Vote 3-1-0.**

Gorski asked whether the sign ordinance should be revisited to address several items such as the prohibition of free standing signs in the downtown district, which would apply to the town office sign and the county sign, and the three-year time limit for bringing signs up to the standards of the ordinance. There was a consensus that the ordinance be returned to the ORC to look at alternatives for compliance with the ordinance.

Gorski said she had applied for and had received a grant for a market research study, providing data to actively pursue a pharmacy, furthering the selectmen's goal of economic development.

C. Discussion regarding the sale of the old Superintendent's office

Smith said that in order to move forward with the sale of the former superintendent's office, which was approved in June, the board would have to decide what value to place on the property, whether to bid or market the property, how much land to include and if a realtor should be used. Sue Varney, Assessors' Agent, determined the residential value to be \$205,500 and the commercial value to be \$271,400. It was suggested that a 2.5-acre lot be included with the building. More acreage could be discussed if it were required for zoning purposes. Pam Dunning, Bill Curtis and Jeff Slack recommended hiring a commercial realtor to market the property for \$271,400 including 2.5 acres with option to negotiate for more acreage. Norman Guidoboni asked whether repairs had been made to the house and Smith said that there was no heat in the building as the system had been drained and baseboards have not been replaced. Bob Blagden recommended the building not be sold without power. Smith will report to the board at a future meeting the cost to repair the building and will contact several realtors regarding the percentage that they would charge to handle a sale.

D. Discussion of Lincoln County aerial ortho photography

The Lincoln County Commissioners will meet on Thursday, September 20 at 7 p.m. with towns in the county to explain the aerial photography that the county will have available next year. The commissioners are looking for support for the 2013 budget to pay for the full cost of purchasing ortho photos for all communities and to determine the level of photo quality selectmen prefer. Towns would pay extra for an upgrade. Sample maps and pricing for each community were provided. Misty Gorski said the maps would provide valuable data for the public as well as municipalities for mapping, for infrastructure, for marketing and business services and for planning departments. There was a consensus among the selectmen that an upgrade was not necessary. Pam Dunning will attend the meeting if possible.

10 New Business

A. Open 2012 Winter Sand Bids

	<u>2000 cu yds loaded</u>	<u>Mileage</u>	<u>2000 cu yds delivered</u>
Hanley Construction, Inc.	\$7/cu. yd.	5.2	NA
Nathan O. Northrup	NA	5	\$9.74/cu yd
Harry C. Crooker	\$7/cu yd	10	\$11/cu yd

Ed Polewarczyk moved to authorize the Town Manager in coordination with the Road Commissioner to award the 2012 Winter Sand Bid to the lowest qualified bidder. Vote 4-0-0.

B. Authorize Warrant for Special Election on November ballot

Jeff Slack moved to authorize the warrant for the November special election. Vote 3-1-0.

C. Set a Public Hearing for the November election

Ed Polewarczyk moved to set the public hearing for the November election on October 2, 2012 at 7 p.m. Vote 4-0-0.

D. Review and approve Tax Growth Worksheet

Assessors' Agent Sue Varney had submitted worksheets for the selectmen's approval of changes made from April 1, 2011 to April 1, 2012 in order to go to commitment. **Jeff Slack moved to approve the 2012 Tax Growth Worksheet as attached to the agenda. Vote 4-0-0.**

E. Municipal Tax Commitment for Fiscal Year 2012-13

Ed Polewarczyk moved to authorize the proposed Tax Commitment for the Fiscal Year 2012-13. Pam Dunning noted that the board was using a fund balance of \$480,000 to begin the process of stepping away from the \$500,000 that has been used in the past but also to not increase the municipal mill rate. **Vote 4-0-0.**

F. Acceptance of the Montsweag Book Parcel from Central Maine Power

In response to Cliff Hendricks' concern over the loss of tax revenue from CMP if the parcel were transferred to the town, Ed Polewarczyk explained that under an agreement with the state, CMP would donate the parcel to the town or to a non-profit organization, so either way, no taxes would be paid on the parcel. Bill Curtis said that if a non-profit organization acquired the property and removed the dam, the water supply on which the residents on Bradford Road rely for fire protection and for which they receive discounts on their fire insurance would no longer be

available. Dunning said the board did not receive adequate reports on the repairs needed on the dam or potential cost before the town voted on accepting the dam. **Bill Curtis moved to put the question to the voters again with more complete information.** Laurie Smith said the board had originally decided not to have the dam inspected before putting the question to the voters. As a result of the inspection, which was subsequently done, the board learned that the \$100,000 from CMP might not be adequate. According to the Town Attorney, the town could transfer its option on the property to a non-profit organization, but may need DEP approval. **Vote 4-0-0.** Smith said that CMP is completing legal work on the transfer of the parcel to the town and she asked how soon the board would put the question on the ballot. **Bill Curtis moved to place the acquisition of the Montsweag property on the November ballot. Vote 4-0-0.**

11. Town Manager's Report

A. Police Cruiser update: Chief Troy Cline reported the new cruiser had been delivered, but some equipment will be needed, as it cannot be transferred from the old cruiser. The setup cost from Coastal Electronics (a distributor used by several neighboring communities) is \$6,579 for electronics and upgrades, including \$1,200 for labor. Cost of striping the vehicle is \$650. The total is \$800 under budget. Total cost includes stripping the old cruiser before it is sold.

B. Server and computer upgrades: Smith said Burgess Computer will install a new server and upgrades at the Rec Center and a server upgrade will be installed at the town office, connecting the Transfer Station, Wastewater Treatment Plant, and Public Works. Total cost for four computers at the rec center, five at the town office, servers, sonic wall and network engineering was \$20,000 including software licenses.

C. Joint Meeting with the Edgecomb Board and MDOT at 6 p.m. on September 26, open house at 5, at the Wiscasset Middle School.

D. Donald Davey Bridge: The MDOT will be installing a bituminous wearing surface, waterproofing membrane and new finger joints on the Donald Davey Bridge beginning in April 2013 and finishing at the end of June 2013. Two -way traffic will be maintained during construction. Nate Benoit, Project Manager, will be invited to a meeting in February to update the public on the project.

E. Pier Vendors: The vendors have requested that they be allowed to keep their buildings on the pier during the winter for a fee as was done last year. **Jeff Slack moved to allow the vendors who intend to return to leave their buildings on the pier for \$300 per space. Vote 4-0-0.**

F. Grant for Sewer Upgrade: Buck Rines, WWTP Manager, and Laurie Smith are investigating Rural Development grant loans for sewer upgrades at pump stations 10 and 11, Federal Street interceptor and the Birch Point line. The projects fit within the low-income census block, which will be potentially funded in the next year's federal budget. A public hearing on the sewer grant will be held on October 16.

G. Trash Trailer Options: The board discussed the costs of replacing trash trailer (\$55,000 to \$87,000), repairing (\$12,000), renting (\$23,400 annually), stopping recycling (\$19,000 annually), returning to Lincoln County recycling (\$21,000 to purchase three cans) or purchasing a rebuilt compacting machine (\$20,000 one-time cost plus \$3,900 annually). The possibility of a purchasing a hydraulic ram from Rockland to repair the trailer will be explored and the town manager will discuss with the Transfer Station Manager the possibility of using the compacting machine.

H. Fuel Oil Tank Options: The underground oil storage tank at the municipal building failed inspection. Options are to replace the underground storage tank - \$20,000; replace with internal tanks for \$10,000, which may involve constructing additional office space; or replace with an external tank - \$3,000, which would require building a shelter and \$1000 annually in additional

cost for mix fuel. Pam Dunning recommended hooking up the 1000-gallon tank from the transfer station at the municipal building for the next year or two until a decision is made for permanent oil storage and the item is put in the capital improvement plan. A consensus of the board was to approve her plan.

12. Executive Session for Labor Negotiations

Ed Polewarczyk moved that the Board of Selectmen go into Executive Session pursuant to 1 M.R.S.A. §405(6)(D) to discuss labor negotiations. Vote 4-0-0. Ed Polewarczyk moved to continue meeting past 10 p.m. Vote 4-0-0. The board entered executive session at 9:55 and exited at 10:20 p.m.

13. Other Board Business - none

14. Adjournment

The board adjourned at 10:20 p.m.