

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS, AND OVERSEERS OF THE POOR
JULY 10, 2012 WORKSHOP

Tape recorded meeting

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

Absent: Bill Curtis

1. Call to Order

Chair Pam Dunning called the meeting to order at 6:02 p.m.

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

3. Assessor Sue Varney, discussion regarding 2012 valuation

Varney suggested that the valuation of five commercial and four residential properties on Route 27 be changed to be consistent with others in the neighborhood. The change would result in a valuation loss of \$73,800. **Judy Colby moved to approve adjustments on the Route 27 properties for a loss of \$73,800. Vote 4-0-0.**

Based on 24 sales from 2007 to 2011, the valuations in the Village are 130% of fair market value with a quality rating of 20. The state requires a quality rating of 20 or less. With a 10% reduction in the values, the ratio would be 124%; with a 20% reduction in values, the ratio would be 119% of fair market value. A 10% reduction would result in a valuation loss of \$1,643,600. Other adjustments shown on spreadsheets provided by Varney were reductions of 10% in values on Village neighborhood properties with water influence resulting in a valuation loss of \$1,828,100; on commercial properties resulting in a valuation loss of \$687,600; on properties with deep waterfront resulting in a valuation loss of \$59,500; and on properties with shallow waterfront resulting in a loss of \$138,800. If all of the above changes are made the resulting valuation loss will be approximately \$4,431,400. There was a consensus that a decision on reducing values be postponed until the August 7 meeting.

Varney said the 4/1/2011 total valuation of the Mason Station properties was \$10,303,700. All but five of the properties have been foreclosed, and excluding asbestos lots, the valuation of town-owned properties is \$6,517,300. The board discussed whether to take the town properties off the tax rolls or to continue to tax the properties. There was a consensus of the board to wait until the first or second meeting in August to make a decision.

4. Airport Manager Ervin Deck, discussion of Airport Master Plan

Deck said work on the master plan began two years ago. Since that time, the Texas Flying Legends have decided to make Wiscasset its summer home, which has made changes to the master plan necessary. Changes include the need for a longer runway and space for a hangar, apron and museum.

Because the Texas Legends are considering the purchase of two adjoining properties for their uses, the airport will not have to take their needs for hangar and museum space into consideration.

Deck said there is sufficient land to meet the future demands of the airport. He explained several drawings showing options for the present and for the future. One plan is to pave the graded

grass areas beyond the paved runway for added safety. Deck said the FAA likes the plan and it may be done next year.

Several areas have been improved and are ready for hangar development if it will not affect the weather station. An additional parking area is planned

Deck said trees may have to be cut for safety at some time in the future when the runway is extended. The FAA has already shut down the airport for night instrument landings because of the trees. However, before any cutting is done, an environmental assessment must be done which will take approximately a year, then a ground survey will be done to determine exactly what needs to be done. Engineering design for the cutting of trees will be done the following year, and a construction grant will fund the option selected. The process will take two to three years.

Pam Brackett, who with her sister Ann owns Chewonki camp ground, expressed concern about the effect on her business if trees on her property were removed. She said Chewonki is a viable part of the community. She offered to tour the property with selectmen on July 11 at 4 p.m. to demonstrate how the removal of trees would affect the operation of Chewonki. Ken Boudin, Chairman of the Airport Committee, said safety of the airport was a concern but not to the detriment of the campground.

Don Lamson, Chewonki, supported Pam Brackett in her concern. He said that the airport should make sure the demand is there before planning any expansion that would require the cutting of trees on Chewonki property.

In response to questions, Deck said paving the area next to the fuel supply and part of the runway are planned for this year and that the amount of tree clearing and topping won't be determined until the assessment is done. The final draft of the master plan will be presented to the town in October.

4. Executive Session for Personnel Matters

Ed Polewarczyk moved to go into executive session pursuant to 1 M.R.S.A. §405(6)(A) to discuss personnel matters relative to Vote 4-0-0. The board entered executive session at 7:51 p.m. At 8:06 p.m., **Ed Polewarczyk moved to come out of executive session. Vote 4-0-0.** **Judy Colby moved that the Board of Selectmen appoint Tim Merry, Sr. as a petition signer member to the RSU 12 withdrawal committee. Vote 4-0-0.** The School Board will appoint a school board member to the committee, which will meet on July 19 at the high school.

5. Tax Anticipation Note

Ed Polewarczyk moved:

(1) That under and pursuant to Title 30-A, Section 5771 of the Maine Revised Statutes, as amended and supplemented, there be and hereby is authorized the issuance of a \$3,000,000 principal amount Tax Anticipation Note of the Town in anticipation of the receipt of taxes for the municipal fiscal year which commenced July 1, 2012 and ends June 30, 2013.

(2) That said Note shall be dated July 13, 2012, and shall mature on June 30, 2013, shall be signed by the Treasurer and countersigned by the Chairman of the Board of Selectmen, shall bear interest at the rate of 0.79% per annum accruing on a 360 day basis, shall be payable at Norway Saving Bank, and otherwise be in such form and bear such details as the signers may determine.

(3) That said Note is hereby sold and awarded to Norway Savings Bank.

(4) That said Note is hereby designated qualified tax exempt obligations of the Town for the 2012 calendar year pursuant to the Internal Revenue Code of 1996.

(5) That all things heretofore done and all action heretofore taken by the Town, its municipal officers and agents in the authorization of said Note are hereby ratified, approved and confirmed and the Treasurer and Chairman are each hereby authorized to take any and all action necessary or convenient to carry out the provisions of this voting, including delivering said Note against payment therefor.

Vote 4-0-0.

6. Adjournment

At 8:09 p.m., Judy Colby moved to adjourn the meeting. Vote 4-0-0.