

WISCASSET BOARD OF SELECTMEN,  
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR  
AUGUST 7, 2012

(tape recorded meeting)

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

1. Call to Order

Chair Pam Dunning called the meeting to order at 5:30 p.m.

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

3. Discussion with Rick and Vanessa Jordan

Rick Jordan, owner of Jordan Lumber Company, bought the Wiscasset Raceway at auction in July. He has met with Town Planner Misty Gorski and Town Manager Laurie Smith regarding his plans. Jordan said there are environmental issues that have to be dealt with to satisfy the DEP. He will be financing the purchase with the Bank of Maine and at the bank's suggestion, Jordan requested assistance from the town in dealing with back taxes and a reduction in valuation. He said that the taxes on the property valued at \$1million would make the tax burden difficult for a seasonal business.

Assessors' Agent Sue Varney presented a comparison of the valuation of five Maine racetracks with that of Wiscasset Raceway. The Wiscasset Raceway is valued at \$46,000 for the house and \$1,226,100 for 35 acres and the racetrack. She recommended reducing the value of 19 acres from prime commercial to commercial while the racetrack is not operating, which would change the valuation from \$1,226,100 to \$407,100, resulting in a loss of tax revenue of \$12,407.85. At the request of the selectmen, Varney said she would visit the property to verify her findings. Following a report from Varney, the Select Board or the Board of Assessors will consider the change in valuation.

Outstanding taxes for 2010 and 2011 are \$39,412.19 for the raceway and \$1,511.73 for the house. The possibility of abating past years' taxes will be researched legally and discussed by the board on July 28 at 6 p.m.

In response to Vanessa Jordan's question, Laurie Smith said that because the town had not foreclosed on the property, a release deed would not be needed.

4. Executive Session to discuss economic development

At 6:10 p.m., **Jeff Slack moved that the Board of Selectmen go into Executive Session pursuant to M.R.S.A. §405(6)(C) to discuss economic development at Mason Station properties. Vote 5-0-0. Bill Curtis moved to exit Executive Session at 7:17 p.m. Vote 5-0-0.**

5. Public Hearing: New liquor license for Thai Lao LLC, dba Thai Golden Cuisine, and Praphan Kgewthong and Anongsith Viraphondeth

The public hearing was opened at 7:17 p.m. The various town departments had signed off on the transfer of ownership of the restaurant. There were no comments or questions. **Judy Colby moved to close the public hearing at 7:18 p.m. Vote 5-0-0. Judy Colby moved to approve the new liquor license application for Thai Lao LLC, dba Thai Golden Cuisine, and Praphan Kgewthong and Anongsith Viraphondeth. Vote 5-0-0.**

6. Approval of Treasurer's Warrant: July 24, 2012, July 31, 2012, and August 7, 2012

**Judy Colby moved to approve the Treasurer's Warrant of July 24, 2012. Vote 5-0-0. Judy Colby moved to approve the Treasurer's Warrant of July 31, 2012. Vote 5-0-0. Ed Polewarczyk moved to approve the Treasurer's Warrant of August 7, 2012 with the deletion of \$64.07. Vote 5-0-0.**

7. Approval of Minutes of July 17, 2012 and July 27, 2012

**Ed Polewarczyk moved to approve the minutes of July 17, 2012. Vote 5-0-0. Judy Colby moved to approve the minutes of July 27, 2012. Vote 4-0-1.**

8. Special Presentations or Awards - None

9. Appointments - None

10. Public Comment - None

11. Department Head or Committee Chair Report

A. Selectman Slack regarding the RSU Withdrawal Committee

Slack reported that the withdrawal committee had met on July 19 with the ad hoc committee from RSU 12 who would negotiate the withdrawal. The committee had received some financial information from the Superintendent's Office and more is expected this week. Jason Downing Tim Merry, and Mary Meyer had met with the Damariscotta and Boothbay AOSs for preliminary discussions. The committee is waiting for the dollar amount for the withdrawal process from the RSU. The committee can be contacted at their email address ([rsucommittee@wiscasset.org](mailto:rsucommittee@wiscasset.org)) with comments or questions. The committee is in the process of negotiating the withdrawal agreement.

Slack said the committee is working on the withdrawal, which was voted on by the town; however, developing a relationship with other towns is a separate issue and the committee recommended forming an exploratory or negotiating subcommittee to contact another AOS or RSU. The withdrawal committee will determine what it will cost to leave the RSU; the subcommittee should be negotiating with an AOS or RSU.

Slack said that when the withdrawal committee is finished with its work, the voters would have a reasonable estimate of what the cost would be the for first year.

Slack said the proposed committee should have two to three members who would contact other towns to determine what it would cost to join an AOS or RSU. Slack said the committee should have this information in 90 days, although the Department of Education in the past has granted two or three extensions. There was the suggestion that the Withdrawal Committee should determine who is on the subcommittee, as it will be reporting to the Withdrawal Committee.

Slack said before the vote to accept the withdrawal agreement, the voters will know what the costs are to join an AOS, to join another RSU, or to stand alone.

Jeff Slack will present recommendations for the size of the negotiating committee and their duties at the next meeting; members will be appointed in September.

**Pam Dunning moved to take up Item 13A before Item 12. Vote 5-0-0.**

13. New Business

A. Discussion with Molly Winchenbach, Wiscasset High School's music teacher and Debora Taylor, WHS Principal, regarding a Larabee fund request

Ms. Winchenbach presented a proposal for use of the Larabee funds that included sheet music for band and chorus - \$1,000; piano tuning and instrumental repair - \$800; music supplies - \$200; accompanist for concerts - \$1410; music awards and engraving - \$600; transportation - \$100; and cleaning uniforms - \$600 for a total of \$5,610.. She said a request for Larabee funds had not been made for several years. Laurie Smith said that the income from the fund far exceeds the request. **Judy Colby moved to approve the request for \$5,610 from the Larabee fund for the music department at the high school. Vote 5-0-0.**

12. Unfinished Business

A. Discussion with the Assessor's Agent, Sue Varney, regarding 2012 valuation.

Varney said that after the selectmen's workshop in July, she had found on review that there were too few recent, valid sales to warrant changing the values at this time. She said sales are picking up and more data may be available next year. In response to Steve Mehrl's question regarding factoring down, Varney said the state allowed the town's rates to be 10% more or less than fair market value, and Wiscasset's rates were 108%.

B. Mason Station LLC abatement request

**Ed Polewarczyk moved to postpone discussion on Mason Station LLC abatement request to Tuesday, August 28 at 6 p.m. Vote 5-0-0.**

C. Misty Gorski, Town Planner, regarding the Wiscasset Business Guide and Wiscasset's approach to business

Gorski said the guide had been compiled with help from department heads and Chamber of Commerce in an effort to make Wiscasset business-friendly. It gives anyone starting or relocating a business in Wiscasset a number of town, state and federal resources to consult and provides information on dealing with the town staff. Copies of the guide will be available at the town offices from the Town Clerk or Code Enforcement Officer, from the Chamber of Commerce, several businesses, and the town's website. It was suggested that the guide be on the Chamber website as well.

D. Route One Master Plan Committee

**Judy Colby moved to appoint the following members to the Route One Master Plan Committee: Ed Polewarczyk and Judy Colby from the Board of Selectmen; Don Jones from the Transportation Committee; Wayne Averill, Al Cohen and Gary Crosby representing Route One businesses; Heather Pitcher representing Route One residences; Peter West as a bike/pedestrian advocate; the Police Chief; Gerry Audibert, ME DOT, the Town Planner and the Town Manager. Vote 5-0-0.**

13. New Business

B. Set the Public Hearing date for the sewer rates

**Ed Polewarczyk moved to set the Sewer Rate Public Hearing date for August 21, 2012 at 7 p.m. Vote 5-0-0.**

C. Set the Public Hearing date for the Special Town Meeting Warrant for September 11, 2012

**Judy Colby moved to set the Special Town Meeting Warrant Public Hearing date for August 21, 2012 at 7:30 p.m. Vote 5-0-0**

D. Open bids for Police Cruiser

The following bids were received:

Wiscasset Ford	\$22,150 Ford Interceptor less \$1000 trade in = \$21,150
Quirk, Hallowell	\$23,788 for 2012 Dodge Charger less \$500 trade in = \$22,288
Bodwell Chrysler, Brunswick	\$23,190 for 2013 Charger V-6 less \$1200 trade in = \$21,990
	\$23,990 for 2013 Charger V-8 less \$1200 trade in = \$22,790
Newcastle Dodge	\$22,799 for 2012 Dodge Charger less \$800 trade in = \$21,999

Police Chief Troy Cline said that the State Police use the Ford Interceptor, AWD; the county uses Dodge Charger, RWD. The Wiscasset police officers have been using RWD vehicles and would have to be trained on AWD.

**Judy Colby moved to authorize the Town Manager to award the police cruiser bid in coordination with the Police Chief to the lowest qualified bidder. Vote 5-0-0**

E. Open bids for plow, sander and dump body package

The following bids were received:

Messer	\$79,995
Viking Snow Plows	\$68,665
H. P. Fairfield	\$65,947

**Ed Polewarczyk moved to authorize the Town Manager to award the plow, sander and dump body package in coordination with the Road Commissioner to the lowest qualified bidder. Vote 5-0-0.**

F. Open bids for plow truck and chassis

The following bids were received (Option 2 includes plow, sander and dump body)

	<u>Option 1</u>	<u>Trade-in</u>	<u>Option 2</u>	<u>Trade-in</u>
O'Connor Motors	\$89,096		\$167,152	
Portland North Truck Center	\$85,925	\$6,500	\$156,180	\$7,500
Freightliner of Maine	\$88,837	\$11,000	\$188,000	\$11,000
Freightliner of Maine (Demo)			\$171,000	\$11,000

**Judy Colby moved to authorize the Town Manager to award the plow truck and chassis bid in coordination with the Road Commissioner to the lowest qualified bidder. Vote 5-0-0.**

G. Selectmen communication regarding the September 11 Town Warrant articles

Pam Dunning, at the Town Manager's suggestion, had drafted a letter to the editor explaining how decisions were made relative to the warrant articles that will be on the September 11 ballot. The letter will be given to the newspapers this week, as absentee ballots will be available the week of August 13. In response to Ed Polewarczyk's concerns regarding the timely termination notification under the union contract of the CEO in the event the warrant article on the CEO budget does not pass, the Town Manager, who is in charge of personnel matters, agreed there were legal requirements and she was aware of the situation. **Judy Colby moved to send the letter as amended to the editors. Vote 5-0-0.**

14. Town Manager's Report

A. General Update

Woodex has offered to donate a 2001 Chevy Impala to be used as a courtesy car at the airport. Mileage on the vehicle is 97,455. The cost of insuring it would be \$400. The car would be used locally for visitors flying into the airport. **Judy Colby moved to accept the car from Woodex. Vote 5-0-0.**

Information on the Chewonki campground had been emailed to the board.

The Airport has invited the selectmen to the 2nd annual Lobster Bake on Saturday, August 11 at the airport.

Selectmen were invited to meet with the recreation staff on August 24 on the department's accomplishments and goals. Todd Souza and Smith have met to analyze data, make projections and realignment of duties with a reduced staff.

B. Point East Maritime Village Proposals: Some calls of interest have been received; there is no deadline for proposals.

C. Ambulance Bid: The bid was awarded to Sugarloaf Ambulance and Rescue Vehicles.

D. Town Office Hours: As requested at the previous meeting, the Town Manager proposed a change in the schedule of town office hours as follows:

Monday	8 am to 6 pm
Tuesday	8 am to 4 pm
Wednesday	11:30 am to 4 pm
Thursday	8 am to 5 pm
Friday	8 am to 4 pm

There was a consensus of the board that the hours be changed as proposed. Smith said the new hours would begin possibly after Labor Day.

15. Other Board Business - None

16. Adjournment

**Judy Colby moved to adjourn the meeting at 9:15 p.m. Vote 5-0-0.**