

MEETING NOTICE

The Wiscasset Board of Selectmen, Board of Assessors & Overseers of the Poor will meet Tuesday, October 21, 2014 at **7:00 p.m.** in the Municipal Meeting Room.

AGENDA

7:00

1. Call the meeting to order.
2. Pledge of Allegiance.
3. Approval of Treasurer's Warrant:
4. Approval of Minutes:
5. Special Presentations or Awards.
 - a. 2014 MMA Annual municipal report competition-Town of Wiscasset received Excellence Award
6. Public Hearing:
 - a. Special Amusement Permit for Wiscasset Speedway LLC
 - b. Adoption of 2014-2015 General Assistance Ordinance Maximums for Food and Housing
7. Appointments.
8. Public Comment on Non-Agenda Items:
 - a. At each regular Selectmen meeting, there will be time devoted to any resident, taxpayer, or, in the case of an organization, an authorized representative of a resident or taxpayer of the Town of Wiscasset to address the Selectmen regarding any item that is not on the agenda for that meeting. Comments will be limited to five minutes per person. There will be a 30-minute maximum for this section.
9. Department Head or Committee Chair Report:
10. Unfinished Business:
 - a. Bottle Redemption Policy

11. New Business:
 - a. Finance: School Warrant Updates and Summary
 - b. Finance: Monthly HM Payson Financial Statements
 - c. Assessing: Sign Municipal Valuation Return For Tax Year 2014
 - d. Waste Water: Public infrastructure discussion
 - e. Town Meeting (when, where and how)
12. Town Manager's Report
 - a. Proposed 2015 State Evaluation
13. Adjournment.

Future Meetings, Workshops, and Events.

- October 22: Conservation Committee, 7 p.m.
October 23: Board of Appeals, 6:30
October 24: Magic Show/Raven Egg Hunt, Wiscasset Community Ctr. 6 p.m.
October 27: Ordinance Review, 5 p.m.
Planning Board, 7 p.m.
October 28: Waterfront Committee, 5 p.m.
October 31: Annual Halloween Parade, Wiscasset Middle School, 4:30 p.m.
November 3: Cemetery Committee, 7 p.m.
November 4: Elections, Wiscasset Community Center, 8 a.m. to 8 p.m.
Selectmen, 7 p.m.

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 7, 2014

Preliminary Minutes

Tape recorded meeting

Present: Bill Barnes, Chair Pam Dunning, Vice Chair Ben Rines, Jr., and Jeff Slack and Town Manager Marian Anderson

Absent: Tim Merry

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

Ben Rines, Jr., moved that when the meeting is adjourned, the board do so in memory and lasting tribute to former selectmen Bill Curtis who passed away last weekend. Vote 4-0-0.

3. Approval of Treasurer's Warrant: September 22, September 29 and October 7, 2014

Jeff Slack moved to approve the three Treasurer's warrants. Vote 4-0-0

4. Approval of Minutes: September 16, 2014

Ben Rines, Jr., moved to approve the minutes as amended. Vote 4-0-0.

5. Special Presentations or Awards – none

6. Public Hearing for Automobile Graveyard and/or Junkyard Renewals

- A. Grover Auto and Tire
- B. Norm's Used Cars
- C. Jim's Auto Trim
- D. Probody Work
- E. Blagden's Garage

The public hearing opened at 7:04 p.m. There were no comments or questions and the public hearing closed at 7:05 p.m. **Jeff Slack moved to approve A through E. Vote 4-0-0.**

7. Appointments

- A. Appoint Stephen Graffam to the Conservation Commission
- B. Appoint Joan Barnes as deputy Warden for the November 4 election

- C. Appoint Susan Blagden as Warden for the November 4 election
- D. Vincent Thibeault and Brandon Perrault applications for appointment to the Budget Committee

Jeff Slack moved to approve all appointments. Vote 4-0-0. The appointments of Stephen Graffam, Joan Barnes and Susan Blagden were signed; the appointments of Vincent Thibeault and Brandon Perrault will be left in the Selectmen's office for signatures.

8. Public Comment

Steve Mehrl recommended that the Town investigate the possibility of assistance in economic development. He referred to an article in the Bangor Daily News on the assistance Millinocket received at no cost.

Norman Guidoboni said the town needed to know what the real mill rate would be without using the endowment. He also said the Town could save money if empty positions were not filled and asked if the positions were necessary; using consultants in the long range might pay dividends.

Steven Mehrl said that some things in life cost and some things pay for themselves; and economic development is absolutely necessary for the town to be able to afford daily operation.

Bob Blagden said Mr. Guidoboni was asking what the mill rate would be if no interest or principal were taken from the reserve account for the school.

Steve Mehrl asked the Budget Committee to pay close attention to the school costs, as the Town may be asked to bail out the schools; he said there were no checks and balances and a lot of extravagances.

9. Department Head or Committee Chair Report

A. Change of Registrar hours for November 4 election: Town Clerk Christine Wolfe requested that the board change the hours for the registrar to be consistent with the normal operation on the five days before the election rather than being open for two hours between 5 and 9 p.m. one evening as the law requires. Town Manager Marian Anderson said the hours may be changed by the municipal officers according to the needs of the municipality. She said in the past few voters had registered during the extended hours and registration was available at the polls. **Ben Rines, Jr., moved to change the hours for the registrar to be consistent with the normal hours of operation on those five days and not require the additional hours between 5 and 9 p.m. Vote 4-0-0.**

10. Unfinished Business

A. Policy for redemption of redeemable containers (bottles): The Town Manager presented a draft copy of the policy for the board's consideration. She said that the Town must require that the organizations that have bins at the Transfer Station have insurance, and they will be so informed. **Bill Barnes moved to take two weeks to read over the policy and bring it back at the next meeting. Vote 4-0-0.**

11. New Business

A. Special Amusement Permit application from Wiscasset Speedway: The application is complete. **Jeff Slack moved to hold a public hearing for the permit on October 21. Vote 4-0-0.**

B. Transfer Station - Discussion of Giles Rubbish fine by Transfer Station: Transfer Station Manager Ron Lear said a Giles truck had dumped rubbish including plastic, cardboard and appliances that should have been recycled, and per the ordinance Giles was assessed a \$100 fine. Dan Giles said that his company has been recycling since 1990 and he contested the fine. He said his trucks have a cage for recyclables; however, he had no control over his customers if they put recyclables in dumpsters along with other garbage. He said his drivers could not sort the trash that might contain needles or personal medical information in with garbage. Bill Barnes moved to waive the fine. In discussion that followed, it was pointed out that Giles had not previously been fined, that Giles had been making an effort to comply with the ordinance, but that the board did not have the authority to waive the fine. Giles Rubbish has generated \$880 from cardboard recycled since the beginning of the year. The motion failed on a 2-2 vote. Lear and the Town Manager will meet to further discuss the situation.

C. Finance – Financial Report: Sherry Fredette presented an updated cash flow projection reflecting the anticipated revenue and expenses and the monthly and cumulative surplus or deficit.

D. Harbormaster – NOAA request: Harbormaster Dan Bradford forwarded to the board a request from NOAA to place a tidal gauge on the pier to measure the height and changes in tides in order to update charts and maps for the first time since 1942. The gauge to be placed on the commercial pier is approximately 6' x 2' and will run on batteries and a solar panel. It will be on the pier for six months to two years, and the pier will be repaired when the gauge is removed. The Waterfront Committee has endorsed the request. **Ben Rines, Jr., moved to approve placing a temporary tidal gauge on the town dock. Vote 4-0-0.**

E. Assessing - Sign County Tax Commitment: The commitment of \$510,000 was signed. The County tax increase this year was 3%.

F. Public – Don Jones: Marian Anderson said she had met with Jones regarding the claim that trees had been trimmed at the cemetery by the Public Works Department; however, it was determined the trimming had been done by a family member. Anderson confirmed that the date in the cemetery policy for removing trees or shrubs was the beginning date, not completion date. Notices had been published in the newspaper regarding the removal of trees and shrubs.

Jones also asked if the Town would take over clearing the brush on the causeway, which is State property, because the State has discontinued its upkeep. He said he had cleared it to the point where it could be easily maintained with a weed whacker twice during the summer. There was a consensus of the board that the Road Commissioner clear the area twice during the summer.

Jones said the crosswalks had been painted this year on State roads, but not on other roads in town.

He said it was a safety issue and urged the board to consider requesting the Road Commissioner to paint all crosswalks as had been traditionally done.

Jones asked the board to consider opening negotiations on the Time Warner contract that expires this year. The chairman said Jones would be notified of any discussions on the contract.

G. E911 – Residents’ request to change road name: Ben Rines, Jr. moved to reconsider the board action taken on the naming of Redskin’s Drive. Vote 4-0-0. Ben Rines, Jr. moved, following the latest request of the applicant, to name the road Micmac Drive. Sara Harvey asked that the name be changed to honor her ancestors. Pam Dunning reported that the chief of the Micmac tribe approved the naming as a sign of respect, honoring the residents’ forefathers. Vote 4-0-0.

H. Airport re stripping – Withdrawn from agenda

I. Proclamation promoting Small Business Saturday in Wiscasset – will be on the next agenda.

J. Richard Barnard request for “no parking” sign will be on the next agenda.

12. Town Manager’s Report

Marian Anderson said that it has been a pleasure working with the staff for the past two months and announced that an administrative assistant had been hired.

13. Adjournment

Ben Rines, Jr. moved to adjourn the meeting in memory of Bill Curtis. Vote 4-0-0.

AUGUSTA, Maine — Seventeen town and city municipal offices were recognized at last week's Maine Municipal Association Convention for producing outstanding annual reports that serve citizens well.

Judging for MMA's Annual Town Report Competition was held in September. More than 250 entries were submitted. The winners, listed below, were recognized at MMA's Annual Convention on Wednesday, Oct. 1, where 1,100 municipal officials, exhibitors and guest speakers had gathered at the Augusta Civic Center.

Winners are recognized this way: Supreme (first place); Superior (second place); and, Excellence (third place). There are five categories, based on each municipality's population: 0-499; 500-999; 1,000-2,499; 2,500-4,999; and, 5,000 and over.

This year's winners were:

— Zero-499 population category: Cranberry Isles, Supreme; Carrabassett Valley, Superior; Stacyville, Excellence.

— 500-999 population category: Jackman, Supreme; Sherman, Superior; Bremen, Excellence.

— 1,000-2,499 population category: Hope, Supreme; Stonington, Superior; Mt. Desert and Phippsburg (tie), Excellence.

— 2,500-4,999 population category: Vassalboro, Supreme; Richmond and Mapleton/Castle Hill/Chapman (tie), Superior; Wiscasset, Excellence.

— 5,000 and more population category: Caribou, Supreme; Freeport, Superior; Gardiner, Excellence.

Annual reports are judged on the basis of completeness, clarity, organization and visual design.

Founded in 1936, the MMA is a voluntary, non-partisan, member-service organization to which 487 municipalities in Maine belong. It has a core belief that local government is a fundamental component of a democratic system of government. MMA's services include

**2014 MMA Annual
Municipal Report Competition**

This Award of
Excellence

is made to the

Town of Wiscasset

Board of Judges

[Signature]
[Signature]
[Signature]
[Signature]

Maine Municipal Association

[Signature]
[Signature]

President

Executive Director

Oct 21
Public Hearing

SPECIAL AMUSEMENT PERMIT-NEW APPLICATION

Business requesting permit: Wiscasset Speedway

Code Enforcement Officer:

Comments: There were two complaints about the practice days, a schedule of practice hours and limited days would help. There were many compliments on the cleanliness and friendly atmosphere at the track

Signed: [Signature] Dated: 10-1-2014

Wiscasset Police:

Comments: There were several incidents requiring police intervention. Good partnership with county this past season. Continue w/ two officers per hour @ rental rate.

Signed: [Signature] Dated: 10-02-2014

Planning Department:

Comments: Permitted use in the rural district. No issues with events. The town may want to consider receiving practice schedule or set practice hours.

Signed: [Signature] Dated: 9/26/14

Ambulance Department:

Comments: NO ISSUES. WORKED WELL WITH RACE TRACK.

Signed: _____ Dated: _____

Transfer Station:

Comments: _____

Signed: _____ Dated: _____

Fire Department:

Comments: _____

Signed: _____ Dated: _____

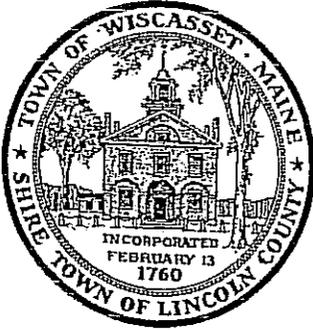
Date application received: _____

Date advertisement paid: _____ Date advertisement to run: _____

Date of required public hearing: _____

Date public hearing posted: _____

License Approved: _____ Dated: _____



APPLICATION FOR
SPECIAL AMUSEMENT PERMIT

DATE: 9-16-14
APPLICANT(S) NAME: Vanessa + Richard Jordan
APPLICANT(S) RESIDENCE ADDRESS: 354 Main Street
Kingfield, ME 04947
BUSINESS NAME: Wiscasset Speedway LLC
BUSINESS ADDRESS: 274 West Alm Rd Wiscasset, ME 04578
BUSINESS DESCRIPTION: Motorsports, Outdoor Family Events
LOCATION TO BE USED: Wiscasset Speedway
DESCRIBE ENTERTAINMENT: Motorsports + Family Events may
include concerts, carnivals, circus. Primary Focus Saturday
Night Stock Car Racing.

HAS THE APPLICANT EVER HAD A LICENSE TO CONDUCT THE BUSINESS
THEREIN DESCRIBED EITHER DENIED OR REVOKED? YES NO
IF SO, DESCRIBE THOSE CIRCUMSTANCES ON A SEPARATE DOCUMENT.

HAS THE APPLICANT, INCLUDING ALL PARTNERS, CORPORATE
OFFICERS, MANAGERS OR PRINCIPAL EMPLOYEES EVER BEEN CONVICTED
OF A FELONY? YES NO
IF SO, DESCRIBE SPECIFICALLY THOSE CIRCUMSTANCES ON A SEPARATE
DOCUMENT.

By signing below, the applicant agrees that the information on this permit is factual
and true and agrees to abide by applicable local, state and federal laws, rules and
standards including, but not limited to Article X, Section 1 (Special Amusement
Permits) of the Wiscasset Ordinances and Title 28-A (Liquors) of the Maine State
Statutes.

Signature(s): Vanessa Jordan Date: 9-16-14

2015 Application for Special Amusement Permit

Provisions:

Wiscasset Speedway is located on 274 West Alna Road and has been home to local short track racing for 45 years. The facility sits on 35 acres of rural, gently rolling land with much of the back 10 +/- acres so densely overgrown with alders its difficult to access much less use at this time. The race track is 3/8 mile paved oval with high banked turns of twelve degree banking, making Wiscasset Speedway Maine's biggest and fastest track. Maine has six paved short track oval race tracks with five of them fully operational in 2014.

With 24 regular racing events on Saturdays from April to October, Wiscasset Speedway had a successful 2014 season and with much new information and education, we are excited to begin planning for 2015.

Traditional Saturday night racing will remain the primary focus with a proposed 2015 race schedule from April thru October. We propose Pit Gate to open at 2pm, practice from 3pm – 5pm, Main Gate to open at 4pm with a racing start time of 6pm to be the race day plan most popular race fans. While our plan is to primarily host Saturday night racing events as 3 to 3 ½ hour shows, we have learned unforeseen circumstances – ie numerous race cautions and/or rain delays prolong the race event beyond the current permitted end time of 10:00pm and we respectfully request to extend this particular end time when ever the need arises. Additionally, we shall once again host a weekend long event, The Coastal 200, Memorial Weekend.

Various interest groups continue to inquire about the use of our facility, as we consider the Speedway a year-around outdoor venue for family-focused events (in addition and not limited to stock car racing). Activities such as go-carting, truck pulls, monster truck shows, drifting, demolition derby, motor cross, circus events, concerts, swap-meets, and equestrian events continue to be possibilities. This past season two organizations, Wiscasset Ambulance Association hosted a concert and March of Dimes hosted Touch-A-Truck, used our facility with much success.

As we continue exploring opportunities with various venues, we respectfully request unrestricted days/hours of operation for flexibility and accommodation as we navigate and negotiate bringing potential business to benefit the entire area. Please be assured, our desire to be good neighbors and respected community member shall keep us mindful of operating with reason and common sense.

Both Main Grandstand and Pit Area are monitored gate entrances. The mechanism for crowd control for the Main Grandstands is to have tickets available for sale equal to maximum seating capacity, currently at 5,000 people. Maximum seating capacity is determined upon annual review and inspection of the State Fire Marshal's Office prior to opening day. We are hopeful for continued growth in 2015.

Pit Area admission requires registration of race car and the signature of every individual in addition to fees. This combined with having 113 Pads available for race cars provides for monitoring of maximum capacity.

In keeping with our goal of making this venue affordable for the entire family – General admission is \$5.00 per person and Pit Area admission is \$20.00 per person. These prices were extremely well received and shall remain unchanged for 2015.

Water Supply:

Water supply source are two interconnected private wells located on the property. To the buildings that require water for drinking, cooking, washing and flushing of toilets, water is delivered under pressure exceeding normal operating pressures (20 lb per sq in minimum) to all fixtures at a rate of least 30 gallons person per day.

State Licensing from State Health Inspector requires water tests to be complete prior to opening day. Water tests were completed and found acceptable by State Health Inspector in the spring of 2014 prior to granting license of operation. Annual water testing is standard protocol per annual state licensing requirement and new enforcement policies mandated by the Governor. Next scheduled water test to be complete prior to opening in spring 2015.

Bathrooms:

Main grandstand bathrooms are a separate building of 2x4 wood frame constructions - half dedicated to men and half dedicated to women. Men's room includes 3 urinals and 3 individual stalls with toilets (1 being handicap accessible) and 3 hand sinks for washing. Women's room includes 6 individual stalls with toilets (1 being handicap accessible) and three hand sinks for washing. In October 2012, the interior of this building was cleaned and repainted with all sinks, urinals, toilets repaired/replaced to full proper working order. Bathrooms shall be cleaned and serviced on a weekly basis and shall be monitored for cleanliness and re-stocking during race day by Wiscasset Speedway. A private septic system for this building is located in the field off turn 4.

Twelve portable toilets (2 being handicap accessible) are strategically placed through out the Pit Area and shall be cleaned and serviced on a weekly basis. During race day, portable toilets shall be monitored for cleanliness and re-stocking by Wiscasset Speedway. We are able to move portable toilets to further add to the main grand stand area facilities should it ever be necessary.

Food Service:

Food concessions stands are located in the main grandstand area and in the Pit area. Both buildings were completely remodeled and updated under the recommendations, guidance of State Health Inspector's office with licensing issued upon completion and final inspection. A third concession stand located under the grandstand building features prepared items such as hotdogs, pizza, sandwiches, popcorn, chips & candy bars. All concession stands will be operated by Wiscasset Speedway and Serve-Safe Food Protection Manager Certification was obtained in March 2013 by both Richard & Vanessa Jordan and is valid for 5 years.

Wiscasset Speedway installed a new septic system in 2014 per mandate of the State Health Inspector as a safety measure for concession stands due to discovering no records or plans of a septic system on file with the State of Maine or the Town of Wiscasset.

Trash:

One 50 gallon trash container per 100 people to be provided through out the entire facility and monitored by Wiscasset Speedway. We continue to offer additional disposal services in the Pit area for race tires and race car debris as part of our desire to reduce future environmental impact. Final clean up of main grandstand, pit area and parking area as well as disposal of all trash will be complete within 24 hours.

Parking Areas/Roads/Lighting:

Parking areas and pedestrian areas shall be lit with street lamps turned on as darkness descends and turned off upon facility closing all gates at the end of race day event.

All roads are at least 12 feet allowing for one way traffic. Parking area allows for 100 cars per acre with historically neighboring properties offering overflow parking.

Medical:

At least four (4) State of Maine licensed Paramedics/EMT's provided medical coverage at each race day event. Off-duty members of Wiscasset and surrounding town EMS crews who enjoy racing and being part of Wiscasset Speedway provided coverage. Wiscasset EMS has been notified of our plans to race in 2015.

Fire:

Wiscasset Fire Department provided a four person crew at each race day event. Crews consisted of volunteers who enjoy racing and being a part of Wiscasset Speedway. Wiscasset Fire Department has been notified of our plans to race in 2015.

Safety:

Wiscasset Police Department provided security with two person teams at each race day event. Teams were paid as invoiced by Wiscasset Police Department and has been notified of our plans to race in 2015.

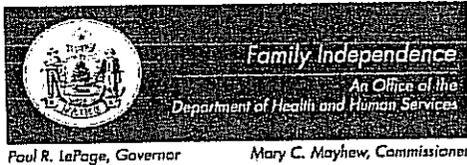
Wiscasset Speedway will not be selling alcohol and prohibits alcohol from all areas.

State of Maine Fire Marshal's Office Annual Inspection – schedule to inspect 3 to 4 weeks prior to opening day.

DHHS –Health Inspector – schedule to inspect 3 to 4 weeks prior to opening day – includes water testing.

Noise:

Our policy continues to require race cars to have mufflers installed in effort to adhere to quieter standards.



Office for Family Independence
19 Union Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 624-4168
Toll Free: 1-800-442-6003
Fax (207) 287-3455

TO: Municipal Officials/Welfare Directors/General Assistance Administrators
FROM: Dave MacLean, General Assistance Program Manager
RE: 2014 – 2015 General Assistance Ordinance Maximums for Food and Housing
DATE: October 1, 2014

Enclosed please find the following items:

- MMA's new (October 1, 2014–October 1, 2015) “**General Assistance Ordinance Appendix**” (B &C). There are no changes to any of the other appendices at the current time.
- “**GA Maximums Summary Sheet**” which consolidates GA maximums into one document. Municipalities do have to insert individual locality maximums from Appendix A and C in the summary sheet where indicated in order to complete the information. The “summary” does not have to be adopted, as it is not an Appendix but a tool for municipal officials administering GA.
- “**GA maximums adoption form**” which was developed so that municipalities may easily send DHHS proof of GA maximums adoption. Once the selectpersons or council adopts the new maximums, the enclosed form should be signed and submitted to DHHS in the self-addressed envelope provided with this packet (*see “Filing of GA Ordinance and/or Appendices” below for further information*).

Appendix C

Appendix C is a listing of the maximum levels of assistance for housing (both heated and unheated). These maximum levels were developed by MMA using 2012-2013 HUD Fair Market Rent values that include utility costs. Because the FMR numbers include utility and heating costs, the applicable average utility and heating allowances, as developed by the Maine State Housing Authority (MSHA), are subtracted from the FMR to obtain a pure “housing” cost.

What should your municipality do if the housing maximums contained in this packet are unreasonably low (or high) given the rental rates in your area? The

preferred option is to conduct a local rental survey. Municipalities exploring this option should contact DHHS for guidance on conducting such a survey.

Another option is to forego adopting housing maximums (the law does not actually require housing maximums—the other two maximums, i.e., Appendix A and B, are required). If you are a municipality that has to perform “emergency analysis” each and every time an applicant requests housing assistance and you are not planning to perform a market survey (although you probably should), then perhaps working without housing maximums is an option.

Emergency analysis should be an exception, not the rule. If it has become the rule in your municipality, then the adoption of artificially low housing maximums is of no service to you (or your clients) and you might be better off with no housing maximums. Municipalities choosing to forego housing maximums must still adhere to the overall maximum and work an applicant’s budget accordingly. Such municipalities might choose to utilize the actual FMR provided by the federal government as a guide.

The Adoption Process

The **municipal officers (i.e., selectpersons/council)** adopt the local **General Assistance Ordinance and yearly Appendices**, even in town meeting communities. The law requires that the municipal officers adopt the ordinance and/or Appendices after notice and hearing. Seven days posted notice is recommended, unless local law (or practice) provides otherwise.

At the hearing, the municipal officers should:

- 1) Allow all interested members of the public an opportunity to comment on the proposed ordinance;
- 2) End public discussion, close the hearing; and
- 3) Move and vote to adopt the ordinance either in its posted form or as amended in light of public discussion.

Filing of GA Ordinance and/or Appendices

Please remember that General Assistance law requires each municipality to send DHHS a copy of its ordinance once adopted. (*For a copy of the GA model ordinance, please call MMA’s Publication Department, or visit their web site www.memun.org*). In addition, any changes or amendments, such as new Appendices, must also be submitted to DHHS. DHHS has made it easier by enclosing a self-addressed envelope for your use. DHHS will accept the enclosed “adoption sheet” as proof that a municipality has adopted the current GA maximums.

Enclosed please find copies of the revised Policy that cover the changes made during the last legislative session.

GA MAXIMUMS SUMMARY SHEET

Note: The overall maximums found in *Appendix A* are effective from July 1, 2014 to June 30, 2015. The maximums found in *Appendices B, C, D, E, and F* are effective from October 1, 2014 to September 30, 2015.

APPENDIX A - OVERALL MAXIMUMS

<u>County</u>	<u>Persons in Household</u>					
	1	2	3	4	5	6
	\$660	\$727	\$916	\$1,140	\$1,223	\$1,292

NOTE: For each additional person add \$69 per month.

(The applicable figures from Appendix A, once adopted, should be inserted here.)

APPENDIX B - FOOD MAXIMUMS

<u>Number in Household</u>	<u>Weekly Maximum</u>	<u>Monthly Maximum</u>
1	45.12	194
2	83.02	357
3	118.84	511
4	150.93	649
5	179.30	771
6	215.12	925
7	237.67	1,022
8	271.86	1,169

NOTE: For each additional person add \$146 per month.

APPENDIX C - HOUSING MAXIMUMS

<u>Number of Bedrooms</u>	<u>Unheated</u>		<u>Heated</u>	
	<u>Weekly</u>	<u>Monthly</u>	<u>Weekly</u>	<u>Monthly</u>
0	\$119	\$513	\$140	\$600
1	\$124	\$536	\$153	\$659
2	\$159	\$684	\$195	\$838
3	\$200	\$862	\$244	\$1,048
4	\$207	\$889	\$260	\$1,118

(The applicable figures from Appendix C, once adopted, should be inserted here.)

FOR MUNICIPAL USE ONLY

APPENDIX D - UTILITIES

ELECTRIC

NOTE: For an electrically heated dwelling also see "Heating Fuel" maximums below. But remember, an applicant is *not automatically* entitled to the "maximums" established—applicants must demonstrate need.

1) **Electricity Maximums for Households *Without Electric Hot Water:*** The maximum amounts allowed for utilities, for lights, cooking and other electric uses *excluding* electric hot water and heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$14.00	\$60.00
2	\$15.70	\$67.50
3	\$17.45	\$75.00
4	\$19.70	\$86.00
5	\$23.10	\$99.00
6	\$25.00	\$107.00

NOTE: For each additional person add \$7.50 per month.

2) **Electricity Maximums for Households *With Electrically Heated Hot Water:*** The maximum amounts allowed for utilities, hot water, for lights, cooking and other electric uses *excluding* heat:

<u>Number in Household</u>	<u>Weekly</u>	<u>Monthly</u>
1	\$19.10	\$82.00
2	\$23.75	\$102.00
3	\$27.70	\$119.00
4	\$32.25	\$139.00
5	\$37.30	\$160.00
6	\$41.00	\$176.00

NOTE: For each additional person add \$10.00 per month.

NOTE: For electrically heated households, the maximum amount allowed for electrical utilities per month shall be the sum of the appropriate maximum amount under this subsection and the appropriate maximum for heating fuel as provided below.

APPENDIX E - HEATING FUEL

<u>Month</u>	<u>Gallons</u>	<u>Month</u>	<u>Gallons</u>
September	50	January	225
October	100	February	225
November	200	March	125
December	200	April	125
		May	50

FOR MUNICIPAL USE ONLY

NOTE: When the dwelling unit is heated electrically, the maximum amount allowed for heating purposes will be calculated by multiplying the number of gallons of fuel allowed for that month by the current price per gallon. When fuels such as wood, coal and/or natural gas are used for heating purposes, they will be budgeted at actual rates, if they are reasonable. No eligible applicant shall be considered to need more than 7 tons of coal per year, 8 cords of wood per year, 126,000 cubic feet of natural gas per year, or 1000 gallons of propane.

APPENDIX F - PERSONAL CARE & HOUSEHOLD SUPPLIES

<u>Number in Household</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1-2	\$10.50	\$45.00
3-4	\$11.60	\$50.00
5-6	\$12.80	\$55.00
7-8	\$14.00	\$60.00

NOTE: For each additional person add \$1.25 per week or \$5.00 per month.

SUPPLEMENT FOR HOUSEHOLDS WITH CHILDREN UNDER 5

When an applicant can verify expenditures for the following items, a special supplement will be budgeted as necessary for households with children under 5 years of age for items such as cloth or disposable diapers, laundry powder, oil, shampoo, and ointment up to the following amounts:

<u>Number of Children</u>	<u>Weekly Amount</u>	<u>Monthly Amount</u>
1	\$12.80	\$55.00
2	\$17.40	\$75.00
3	\$23.30	\$100.00
4	\$27.90	\$120.00

FOR MUNICIPAL USE ONLY

GENERAL ASSISTANCE ORDINANCE APPENDICES B and C 2014-2015

The Municipality of _____ adopts the MMA Model Ordinance GA Appendices B and C for the period of October 1, 2014 — September 30, 2015. These appendices are filed with the Department of Health and Human Services (DHHS) in compliance with Title 22 M.R.S.A. §4305(4).

Signed the _____ (day) of _____ (month) _____ (year)
by the municipal officers:

(Print Name)

(Signature)

Town of Wiscasset

Policy for Collection of Redeemable Containers

A significant number of returnable beverage containers are dropped off as recyclables at the Wiscasset Transfer Station representing thousands of dollars in value if redeemed. To date, collection and redemption of these containers has been informal and sporadic. It is agreed by the Wiscasset Selectboard that a formal and transparent system is required to recover much of the value currently wasted in these unredeemed containers while at the same time incurring as little cost as possible on the part of paid staff at the facility. With this in mind the Wiscasset Selectboard agrees that it is appropriate to open this collection to local registered nonprofit groups that funnel such proceeds towards social and charitable needs. Local organizations who serve within Wiscasset will be given preference.

Agreement term – may be up to but not to exceed 24 months / based on a fiscal year beginning July 1st through June 30th.

Acceptable Organizations must meet the following parameters:

1.) The Organization must provide volunteer coverage for all participants. Coverage is to be provided by the Organization. The Organization must maintain adequate insurance which indemnifies and holds harmless the Town of Wiscasset in case of accident or personal injury to working volunteers on site. The Town of Wiscasset shall be named as additional insured on the nonprofits insurance. General Liability coverage shall include limits not less than \$400,000 per occurrence and also have non-owned and hired auto liability (if volunteers using their personal vehicles on the nonprofits business) and coverage for the nonprofits owned vehicles (if the nonprofit is allowing the volunteer to drive the nonprofits vehicle). The Wiscasset Selectboard may require that they have Volunteer Accidental Death and Dismemberment coverage for their volunteers if there is no Workers Compensation Coverage.

2.) The Town of Wiscasset has the right to cancel the agreement if issues arise resulting from lack of collection or unsafe work habits. The Organization shall have one week to rectify issues prior to the agreement being cancelled.

3.) The Organization shall be directly involved in community and or charitable work that include a history of community service participation in the area. The Town of Wiscasset may require proof of nonprofit status.

The Wiscasset Selectboard will review and give final approval to succeeding applicant(s) with some attention given to the type and location of community/charitable work provided by the organization. The succeeding applicant must agree to a ____ split of revenues; or a split percentage negotiated with the Wiscasset Selectboard between both parties to the agreement. The Town of Wiscasset will receive the 33% split. A standard system of verification on a monthly basis will be required. Succeeding applicant shall agree to provide adequate and appropriate volunteers to accomplish the task of diverting returnables from the waste stream, delivering them for redemption, and securing the proceeds for agreed upon sharing with the Town of Wiscasset. A minimum of two collection days per week shall occur with any changes through the year agreed upon by both parties.

The Town of Wiscasset shall provide:

- 1.) A staging area for the operation;
- 2.) Promote the separation of material from the waste stream; and
- 3.) Containers for the collection of these materials from the public.

APPROVED:

Vote to Accept Amended Policy:

With Changes _____

Without Changes _____



Town of Wiscasset

October 8, 2014

Club Name
Address
Town, State, Zip Code

Dear Club:

As a condition of continuing to collect redeemable containers (bottles) at the Town of Wiscasset Transfer Station, you are required to provide us satisfactory evidence of general liability and auto liability insurance with no less than \$400,000 (Maine Tort Claims Act limit).

We request that you include a verification of, or if necessary, a second certificate of insurance that includes your workers' compensation.

In addition, our insurance company requests the Town of Wiscasset must be named as an additional insured on the Certificate of Insurance for general liability and, if possible, automobile liability, in addition to being shown as certificate holder.

Please direct your insurance agent or insurance company to send us a certificate of insurance as directed in our insurance requirements including all necessary attachments.

Thank you for your prompt attention to this request.

Sincerely,

Marian L. Anderson
Town Manager



Town of Wiscasset

NON-PROFIT FUND RAISING OPPORTUNITY

The Town of Wiscasset is currently accepting applications to partner with another tax exempt, not for profit organization, to manage the redeemable bottle donations made at the Wiscasset Transfer Station. Local organizations who serve the Town of Wiscasset will be given preference.

- Two days a week minimum commitment
- Sufficient volunteer base required
- Proceeds are split 60 Organization/40 Town of Wiscasset
- Mandatory Insurance Coverage required
- One year term, July 1 – June 30, 2015

Please contact Town Manager Marian L. Anderson at 882-8200 for additional details and to request an application.

Application deadline

HM Payson Monthly Statement of Wiscasset Accounts

Account Name	Balance as of 9/30/14
Town of Wiscasset Edowment Fund	\$ 2,942,434.64
Montsweag Dam Reserve Fund	\$ 117,749.54
Cemetery Trust Fund	\$ 1,780,733.73
General John French Scholarship	\$ 48,010.71
Jackson Cemetery Fund	\$ 21,867.28
Larabee Band Fund	\$ 574,385.23
Haggett Scholarship Fund	\$ 11,424.88
Mary Bailey Fund	\$ 324,694.92
Seth Wingren Fund	\$ 22,154.40
Wiscasset Community Center Endowment Fund	\$ 2,294.67
Cooper-DiPerri Schlorship Fund	\$ 45,955.33
Recreation Scholarships	\$ 592.96
Town of Wiscasset Reserve	\$ 12,201,664.88
Town of Wiscasset Capital Reserve	\$ 3,220,116.72
Town of Wiscasset Construction Reserve	\$ 2,373,556.87
Town of Wiscasset Equipment Reserver	\$ 3,655,217.92
Town of Wiscasset Furnace Replacement Reserve	\$ 264,525.07
Town of Wiscasset Major Repairs Reserve	\$ 366,336.44
Town of Wiscasset Recreation Building Reserve	\$ 1,606,604.46
Town of Wiscasset Retirement Health Insurance Reserve	\$ 400,568.13
Town of Wscasset Roof Repair Reserve	\$ 282,910.09
Town of Wiscasset Sale of Cemetery Lots Reserve	\$ 66,354.23
Town of Wscasset Highway Department Capital Reserve	\$ 1,709.97
Town of Wiscasset Fire Department Vehicle Capital Reserve	\$ 2,279.97
Total	\$ 30,334,143.04

2014

COPY

Municipal Valuation Return



DUE DATE - NOVEMBER 1, 2014 (or within 30 days of commitment, whichever is later)

*Mail the signed original to Maine Revenue Services, Property Tax Division,
PO Box 9106, Augusta, ME 04332-9106 and affix copy to front cover of Municipal Valuation book.*

**NOTE: This form is also available in PDF format at www.maine.gov/revenue/propertytax
or you may request an Excel version by email to: prop.tax@maine.gov**

For help in filling out this return, please see the Municipal Valuation Return Guidance Document at
www.maine.gov/revenue/forms/property/appsformspubs.htm

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

(TITLE 36 § 383)

DUE DATE - NOVEMBER 1, 2014 (or within 30 days of commitment, whichever is later)

WISCASSET Municipality

1. County: **LINCOLN** Commitment Date: **9/16/2014**
mm/dd/yyyy

2. Municipality **WISCASSET**

3. 2014 Certified Ratio (Percentage of current just value upon which assessments are based.) **3 100.00%**

Homestead, Veterans, Blind, and BETE Exemptions, Tree Growth and Farmland Values must be adjusted by this percentage

TAXABLE VALUATION OF REAL ESTATE

(Exclude exempt valuation of Homestead, Veterans and all other categories of exempt property)

4. Land (include value of transmission, distribution lines & substations, dams and power houses) **4 195,385,800**

5. Buildings **5 252,197,900**

6. Total **taxable** valuation of real estate (sum of lines 4 & 5 above) **6 447,583,700**
(See Municipal Tax Rate Calculation Standard Form page 10, line 1)

TAXABLE VALUATION OF PERSONAL PROPERTY

(Exclude exempt valuations of all categories)

7. Production machinery and equipment **7 3,386,000**

8. Business equipment (furniture, furnishings and fixtures) **8 2,073,200**

9. All other personal property **9 400,300**

10. Total **taxable** valuation of personal property (sum of lines 7 through 9 above) **10 5,859,500**
(See Municipal Tax Rate Calculation Standard Form page 10, line 2)

OTHER TAX INFORMATION

11. Total taxable valuation of real estate and personal property (sum of lines 6 & 10 above) **11 453,443,200**
(See Municipal Tax Rate Calculation Standard Form page 10, line 3)

12. 2014 Property Tax Rate (example .01520) **12 0.017000**

13. 2014 Property Tax Levy (Includes overlay and any fractional gains from rounding) **13 \$7,708,534.40**
Note: This is the exact amount of 2014 tax actually committed to the Collector
(See Municipal Tax Rate Calculation Standard Form page 10, line 19)

HOMESTEAD EXEMPTION REIMBURSEMENT CLAIM

Homestead Exemptions must be adjusted by the municipality's certified ratio

14. a. Total number of **\$10,000** Homestead exemptions granted **14a 982**

b. Total exempt value for all **\$10,000** Homestead exemptions granted (Line 14a x \$10,000) **14b 9,820,000**

c. Total number of properties fully exempted (valued less than **\$10,000**) by Homestead exemptions granted **14c 3**

d. Total exempt value for all properties fully exempted (valued less than **\$10,000**) by Homestead exemptions granted **14d 17,300**

e. Total number of Homestead exemptions granted (sum of 14a & 14c) **14e 985**

f. Total exempt value for all Homestead exemptions granted (sum of 14b & 14d) **14f 9,837,300**
(Line 14f must be the same total as Municipal Tax Rate Calculation Standard Form page 10, line 4a)

g. Total assessed value of all homestead qualified property (land & buildings) **14g 185,827,800**

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: _____

WISCASSET

BUSINESS EQUIPMENT TAX EXEMPTION (BETE) REIMBURSEMENT CLAIM

15. a. Number of BETE applications processed for tax year ending April 1, 2014	15a	<input type="text" value="24"/>
b. Number of BETE applications approved	15b	<input type="text" value="24"/>
c. Total exempt value of all BETE qualified property <i>(Line 15c must be the same total as Municipal Tax Rate Calculation Standard Form page 10, line 5a)</i>	15c	<input type="text" value="3,360,600"/>
d Total exempt value of BETE property located in a municipal retention TIF district.	15d	<input type="text" value="2,562,200"/>

TAX INCREMENT FINANCING

16. a. Total amount of increased taxable valuation above Original Assessed Value within Tax Increment Financing Districts.	16a	<input type="text" value="2,853,671"/>
b. Amount of Captured Assessed Value within Tax Increment Financing Districts.	16b	<input type="text" value="3,371,961"/>
c. Property tax revenue that is appropriated and deposited into either a Project Cost Account or a Sinking Fund Account. (See TIF financing plan amount, page 10 line 9)	16c	<input type="text" value="\$76,824.72"/>

EXCISE TAX

17. a. Excise taxes collected during a complete twelve month period. Enter either Calendar or Fiscal .	17a	<input type="text" value="Calendar"/>
b. Motor vehicle excise tax collected.	17b	<input type="text" value="\$533,249.45"/>
c. Watercraft excise tax collected.	17c	<input type="text" value="\$7,411.30"/>

INDUSTRIAL PROPERTY

18. Total local assessed valuation of all INDUSTRIAL PROPERTIES (excluding utilities).		
a. Real estate used for the manufacture of finished or partially finished products from materials including processing, assembly, storage and distribution facilities.	18a	<input type="text" value="46,581,000"/>
b. Personal property used for the manufacture of finished or partially finished products from materials, including processing, assembly, storage and distribution facilities.	18b	<input type="text" value="0"/>
c. Total assessed valuation of INDUSTRIAL PROPERTIES (sum of 18a & 18b).	18c	<input type="text" value="46,581,000"/>
19. a. Total valuation of distribution and transmission lines owned by electric utility companies.	19a	<input type="text" value="0"/>
b. Total valuation of all electrical generation facilities.	19b	<input type="text" value="0"/>

FOREST LAND CLASSIFIED UNDER THE TREE GROWTH TAX LAW

(36 M.R.S.A., §§ 571 - 584-A)

20. Average per acre unit value utilized for undeveloped acreage (land not classified).	20	<input type="text" value="0"/>
21. Classified forest land. (Do Not include land classified in Farmland as woodland).		
a. Number of parcels classified as of April 1, 2014	21a	<input type="text" value="20"/>
b. Softwood acreage	21b	<input type="text" value="283.50"/>
c. Mixed wood acreage	21c	<input type="text" value="466.74"/>
d. Hardwood acreage	21d	<input type="text" value="205.25"/>
e. Total number of acres of forest land only (sum of lines 21 b, c, & d above).	21e	<input type="text" value="955.49"/>
22. Total assessed valuation of all classified forest land for tax year 2014.	22	<input type="text" value="254,168"/>
a. Per acre values used to assess Tree Growth classified forest land value:		
Softwood	22a(1)	<input type="text" value="329.00"/>
Mixed Wood	22a(2)	<input type="text" value="266.00"/>
Hardwood	22a(3)	<input type="text" value="179.00"/>

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

TREE GROWTH TAX LAW CONTINUED

23. Number of forest acres <i>first</i> classified for tax year 2014.	23	73.00
24. Land withdrawn from Tree Growth classification. (36 M.R.S.A., § 581)		
a. Total number of parcels withdrawn from 4/2/13 through 4/1/14.	24a	0
b. Total number of acres withdrawn from 4/2/13 through 4/1/14.	24b	0.00
c. Total amount of penalties assessed by the municipality due to withdrawal of classified Tree Growth land from 4/2/13 through 4/1/14.	24c	\$0.00
24-1 Since April 1, 2013, have any Tree Growth acres been transferred to Farmland?	24-1	NO Yes/No

LAND CLASSIFIED UNDER THE FARM AND OPEN SPACE TAX LAW

(Title 36, M.R.S.A., Sections 1101 through 1121)

FARM LAND:

25. Number of parcels classified as Farmland as of April 1, 2014.	25	2
26. Number of acres <i>first</i> classified as Farmland for tax year 2014.	26	0.00
27. a. Total number of acres of all land now classified as crop land, orchard land and pasture land.	27a	5.76
b. Total valuation of all land now classified as crop land, orchard land and pasture land.	27b	3,365
28. a. Number of <u>Farm</u> woodland acres:		
28a(1) Softwood acreage	28a(1)	0.00
28a(2) Mixed wood acreage	28a(2)	7.00
28a(3) Hardwood acreage	28a(3)	0.00
b. Total number of acres of all land now classified as <u>Farm</u> woodland.	28b	7.00
c. Total valuation of all land now classified as <u>Farm</u> woodland.	28c	1,827
d. Per acre rates used for <u>Farm</u> woodland:		
Soft wood	28d(1)	329.00
Mixed wood	28d(2)	266.00
Hard wood	28d(3)	179.00
29. Land withdrawn from Farmland classification. (36 M.R.S.A., § 1112)		
a. Total number of parcels withdrawn from 4/2/13 through 4/1/14.	29a	0
b. Total number of acres withdrawn from 4/2/13 through 4/1/14.	29b	0.00
c. Total amount of penalties assessed by the municipality due to the withdrawal of classified Farmland from 4/2/13 through 4/1/14.	29c	\$0.00

OPEN SPACE:

30. Number of parcels classified as Open Space as of April 1, 2014.	30	3
31. Number of acres <i>first</i> classified as Open Space for tax year 2014.	31	0.00
32. Total number of acres of land now classified as Open Space.	32	174.00
33. Total valuation of all land now classified as Open Space.	33	91,800

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

OPEN SPACE TAX LAW CONTINUED

34. Land withdrawn from Open Space Classification. (36 M.R.S.A., § 1112)
- a. Total number of parcels withdrawn from 4/2/13 through 4/1/14. 34a
 - b. Total number of acres withdrawn from 4/2/13 through 4/1/14. 34b
 - c. Total amount of penalties assessed by the municipality due to the withdrawal of classified Open Space land from 4/2/13 through 4/1/14. 34c

LAND CLASSIFIED UNDER THE WORKING WATERFRONT TAX LAW
(36 M.R.S.A., §§ 1131 - 1140-B)

- 35. Number of parcels classified as Working Waterfront as of April 1, 2014. 35
- 36. Number of acres first classified as Working Waterfront for tax year 2014. 36
- 37. Total acreage of all land now classified as Working Waterfront. 37
- 38. Total valuation of all land now classified as Working Waterfront. 38
- 39. Classified Working Waterfront withdrawn. (36 M.R.S.A., § 1138)
 - a. Total number of parcels withdrawn from 4/2/13 through 4/1/14. 39a
 - b. Total number of acres withdrawn from 4/2/13 through 4/1/14. 39b
 - c. Total amount of penalties assessed by the municipality due to the withdrawal of classified Working Waterfront land from 4/2/13 through 4/1/14. 39c

EXEMPT PROPERTY

(36 M.R.S.A. §§ 651, 652, 653, 654-A, 656)

40. Enter the **exempt value** of all the following classes of property which are exempt from property taxation by law.
- a. Property of the United States and the State of Maine. (Sections 651(1)(A) and (B)).
 - (1) United States 40a(1)
 - (2) State of Maine (excluding roads) 40a(2)
 - TOTAL VALUE [40a (1) + (2)] 40a
 - b. Real estate owned by the Water Resources Board of the State of New Hampshire located within this state. (Section 651(1)(B-1)) 40b
 - c. Property of any public municipal corporation of this State including County property appropriated to public uses. (Section 651(1)(D))
(County, Municipal, Quasi-Municipal owned property) 40c
 - d. Pipes, fixtures, hydrants, conduits, gatehouses, pumping stations, reservoirs and dams of a public municipal corporation supplying water, power or light if located outside the limits of the municipality. (Section 651(1)(E)). 40d
 - e. Airport or landing field of a public municipal corporation used for airport or aeronautical purposes. (Section 651(1)(F)) 40e
 - f. Landing area of a privately owned airport when owner grants free use of that landing area to the public. (Section 656(1)(C)) 40f
 - g. Pipes, fixtures, conduits, buildings, pumping stations, and other facilities of a public municipal corporation used for sewerage disposal if located outside the limits of the municipality. (Section 651(1)(G)) 40g

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

EXEMPT PROPERTY CONTINUED

40. h. Property of benevolent and charitable institutions. (Section 652(1)(A))	40h	5,837,700
i. Property of literary and scientific institutions. (Section 652(1)(B))	40i	30,053,400
j. Property of the American Legion, Veterans of Foreign Wars, American Veterans, Sons of Union veterans of the Civil War, Disabled American Veterans and Navy Clubs of the USA. (Section 652(1)(E))		
1) Total exempt value of veterans organizations.	40 j(1)	212,400
2) Exempt value attributable to purposes other than meetings, ceremonials, or instruction facilities (reimbursable exemption).	40 j(2)	0
k. Property of chambers of commerce or board of trade. (Section 652(1)(F))	40k	0
l. Property of houses of religious worship and parsonages. (Section 652(1)(G))		
1) Number of parsonages within this municipality.	40 l(1)	2
2) Indicate the total <i>exempt</i> value of those parsonages.	40 l(2)	40,000
3) Indicate the total <i>taxable</i> value of those parsonages.	40 l(3)	331,300
4) Indicate the total <i>exempt</i> value of all houses of religious worship.	40 l(4)	4,930,900
40. I. TOTAL EXEMPT VALUE OF ALL HOUSES OF RELIGIOUS WORSHIP AND PARSONAGES [Sum of 40 l(2) and 40 l(4)]	40I	4,970,900
m. Property owned or held in trust for fraternal organizations operating under the lodge system (do not include college fraternities). (Section 652(1)(H))	40m	455,100
n. Personal property <i>leased</i> by a charitable and benevolent organization exempt from taxation under section 501 of the Internal Revenue Code of 1954 and the primary purpose is the operation of a hospital licensed by the Dept of Health and Human Services, health maintenance organization or blood bank. (Section 652(1)(K)) (Value of property <u>owned</u> by a hospital should be reported on line 40h)	40n	0
o. Exempt value of real property of all persons determined to be legally blind. (Section 654-A) (\$4,000 adjusted by certified ratio)	40o	8,000
p. Aqueducts, pipes and conduits of any corporation supplying a municipality with water. (Section 656(1)(A))	40p	650,900
q. Animal waste storage facilities constructed after April 1, 1999 and certified as exempt by the Commissioner of Agriculture, Conservation and Forestry. (Section 656(1)(J)) (reimbursable exemption)	40q	0
r. Pollution control facilities that are certified as such by the Commissioner of Environmental Protection. (Section 656(1)(E))	40r	0

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

40s. VETERANS EXEMPTIONS - The following information is necessary in order to calculate reimbursement. (Section 653)

SECTION 1: The section is only for those veterans that served during a federally recognized war period.

	NUMBER OF EXEMPTIONS		EXEMPT VALUE
Widower:			
1. Living male spouse or male parent of a deceased Veteran. \$6,000 adjusted by the certified ratio. [Section 653(1)(D)]	40s(1)A	<input type="text" value="0"/>	40s(1)B <input type="text" value="0"/>
Revocable Living Trusts:			
2. Paraplegic veteran (or their widow) who is the beneficiary of a revocable living trust. \$50,000 adjusted by the certified ratio. [Section 653(1)(D-1)]	40s(2)A	<input type="text" value="0"/>	40s(2)B <input type="text" value="0"/>
3. All other veterans (or their widows) who are the beneficiaries of revocable living trusts. \$6,000 adjusted by the certified ratio. [Section 653(1)(C) or (D)]	40s(3)A	<input type="text" value="5"/>	40s(3)B <input type="text" value="30,000"/>
WW I Veterans:			
4. WW I veteran (or their widow) enlisted as Maine resident. \$7,000 adjusted by the certified ratio. [Section 653(1)(C-1) or (D-2)]	40s(4)A	<input type="text" value="0"/>	40s(4)B <input type="text" value="0"/>
5. WW I veteran (or their widow) enlisted as non-Maine resident. \$7,000 adjusted by the certified ratio. [Section 653(1)(C-1) or (D-2)]	40s(5)A	<input type="text" value="0"/>	40s(5)B <input type="text" value="0"/>
Paraplegic Veterans:			
6. Paraplegic status veteran or their unremarried widow. \$50,000 adjusted by the certified ratio. [Section 653(1)(D-1)]	40s(6)A	<input type="text" value="0"/>	40s(6)B <input type="text" value="0"/>
Cooperative Housing Corporation Veterans:			
7. Qualifying Shareholder of Cooperative Housing Corporation \$6,000 adjusted by the certified ratio. [Section 653(2)]	40s(7)A	<input type="text" value="0"/>	40s(7)B <input type="text" value="0"/>
All Other Veterans:			
8. All other veterans (or their widows) enlisted as Maine residents. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1)]	40s(8)A	<input type="text" value="81"/>	40s(8)B <input type="text" value="486,000"/>
9. All other veterans (or their widows) enlisted as non-Maine residents. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1)]	40s(9)A	<input type="text" value="55"/>	40s(9)B <input type="text" value="330,000"/>

SECTION 2: This section is only for those veterans that did not serve during a federally recognized war period

	NUMBER OF EXEMPTIONS		EXEMPT VALUE
10. Veteran (or their widow) disabled in the line of duty. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(2) or (D)]	40s(10)A	<input type="text" value="0"/>	40s(10)B <input type="text" value="0"/>
11. Veteran (or their widow) who served during the periods from August 24, 1982 to July 31, 1984 and December 20, 1989 to January 31, 1990. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1) or (D)]	40s(11)A	<input type="text" value="0"/>	40s(11)B <input type="text" value="0"/>
12. Veteran (or their widow) who served during the period from February 27, 1961 and August 5, 1964, but did not serve prior to February 1, 1955 or after August 4, 1964. \$6,000 adjusted by the certified ratio. [Section 653(1)(C)(1) or (D)]	40s(12)A	<input type="text" value="5"/>	40s(12)B <input type="text" value="30,000"/>

Total number of ALL veteran exemptions granted in 2014 40s(A)

Total exempt value of ALL Veterans Exemptions granted in tax year 2014 40s(B)

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

EXEMPT PROPERTY CONTINUED

t. Snow grooming equipment. Snowmobile trail grooming equipment 40t
 registered under 12 M.R.S.A., § 13113. (Section 655(1)(T)) (reimbursable exemption)

u. **Other.** The Laws of the State of Maine provide for exemption of quasi-municipal organizations such as authorities districts and trust commissions. These exemptions will not be found in Title 36.

Examples: Section 5114 of Title 30-A provides for exemption of real and personal property of an Urban Renewal Authority or Chapter 164, P. & S.L. of 1971 provides for exemption of real estate owned by the Cobbossee-Annabessacook Authority. (See also 30-A M.R.S.A., § 5413, Revenue Producing Municipal Facilities Act.)

Please list the full name of the organization in your municipality that has been granted exempt status through such a law, the provision of the law granting the exemption and the estimated full value of real property.

NAME OF ORGANIZATION	PROVISION OF LAW	EXEMPT VALUE
<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
<input type="text"/>	<input type="text"/>	<input type="text" value="0"/>
TOTAL		40u <input type="text" value="0"/>

40. TOTAL VALUE OF ALL PROPERTY EXEMPTED BY LAW

40
 (sum of all exempt value)

MUNICIPAL RECORDS

41. a. Does your municipality have tax maps? Yes or No 41a

If yes, proceed to b, c and d. Give date when tax maps were originally obtained and name of contractor.
 (This does not refer to the annual updating of tax maps.)

b. Date 41b YEAR

c. Name of Contractor 41c

d. Are your tax maps Paper, GIS or CAD? 41d

42. Please indicate the number of *land parcels* within your municipal assessing jurisdiction. (Not the number of tax bills) 42

43. Total taxable land acreage in your municipality. 43

44. a. Has a professional town-wide revaluation been completed in your municipality? YES or NO

If yes, please answer the questions below. 44a

b. Did the revaluation include any of the following? Please enter each category with YES or NO.

44b (1)

44b (2) BUILDINGS

44b (3) PERSONAL PROPERTY

c. Effective Date 44c YEAR

d. Contractor Name 44d

e. Cost 44e

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

MUNICIPAL RECORDS CONTINUED

45. Please indicate the best choice that describes how the municipality administers its assessment function. Choose SINGLE ASSESSOR, ASSESSORS' AGENT or BOARD OF ASSESSORS. Please provide the name if single assessor or agent.

a) Function 45a
b) Name 45b
c) Email address 45c

46. List the beginning and ending dates of the fiscal year in your municipality.

FROM 46a TO 46b
mm/dd/yyyy mm/dd/yyyy

47. Interest rate charged on overdue 2014 property taxes (36 M.R.S.A. § 505)

47
(not to exceed 7.00%)

48. Date(s) that 2014 property taxes are due.

48a 48b
48c 48d
mm/dd/yyyy mm/dd/yyyy

49. Are your assessment records computerized?

49a YES Yes/No Name of software used 49b

50. Has your municipality implemented a local tax relief program similar to the state's circuit breaker program or property tax fairness credit? 50a NO Yes/No

How many people qualified? 50b

How much relief was granted? 50c

51. Has your municipality implemented a local elderly volunteer tax credit program under 36 M.R.S.A. § 6232(1-A)?

51a NO Yes/No How many people qualified? 51b

WISCASSET much relief was granted? 51c

I/We, the Assessor(s) of the Municipality of do state that the foregoing information contained herein is, to the best knowledge and belief of this office, reported correctly and that all of the requirements of the law have been followed in valuing, listing and submitting the information.

ASSESSOR(S)
SIGNATURES

DATE
mm/dd/yyyy

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2014 or within 30 days after the commitment date, whichever is later, in order to avoid reduction or loss of any entitlement under the Tree Growth Tax Law municipal reimbursement program for the 2014 tax year.

MAINE REVENUE SERVICES - 2014 MUNICIPAL VALUATION RETURN

Municipality: WISCASSET

LINCOLN

VALUATION INFORMATION

1. List the number and type of new, demolished and converted residential buildings in your municipality since April 1, 2013, giving the approximate increase or decrease in full market value.

	One Family	Two Family	3-4 Family	5 Family Plus	Mobile Homes	Seasonal Homes
New	6	0	0	0	3	0
Demolished	0	0	0	0	0	0
Converted	0	0	0	0	0	0
Valuation Increase (+)	574,626	0	0	0	88,700	0
Valuation Loss (-)	0	0	0	0	0	0
Net Increase/Loss	574,626	0	0	0	88,700	0

2. List any new industrial or mercantile growth started or expanded since April 1, 2013, giving the approximate full market value and additional machinery, equipment, etc.

Ames True Value expansion completion.

- List any extreme losses in valuation since April 1, 2013, giving a brief explanation such as "fire" or "mill closing", etc giving the loss at full market value.

None

4. Explain any general increase or decrease in valuation since April 1, 2013 based on revaluations, change in ratio used, adjustments, etc.

There was an increase for CMP reported values.
There was a loss for Maine Yankee reported values.

2014 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM
ENHANCED BUSINESS EQUIPMENT TAX EXEMPTION CALC SHEET

Data entry fields

Municipality: Wiscasset

BE SURE TO COMPLETE & FILE THIS FORM IN CONJUNCTION WITH ENHANCED BETE TAX RATE CALCULATION FORM

1. Standard BETE reimbursement computation

- | | |
|--|--|
| (a) Total valuation of ALL BETE qualified exempt property as of April 1, 2014
(*BETE Exempt Valuation '2014 Tax Rate Calculation Form' IH18 line 5a.) | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$3,360,600</div>
<small>(should agree with MVR Page 2, line 15c.)</small> |
| (b) Total valuation of all BETE qualified exempt property not located in a Municipal Retention Tax Increment Financing District (Line 1a. minus line 3b.) | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$798,400</div> |
| (c) Percent of reimbursement for BETE exempt property (2014 statutory standard 50% reimbursement) | <div style="border: 1px solid black; padding: 2px; display: inline-block;">50.00%</div> |
| (d) Valuation of all BETE qualified exempt property subject to standard reimbursement | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$399,200</div>
<small>(if zero results see below)</small> |

2. Enhanced Reimbursement if personal property factor exceeds 5% of total taxable value

- | | |
|---|--|
| (a) Total value of all business personal property
<small>(include all taxable and all exempt BETE qualified business personal property)</small> | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$9,220,100</div> |
| (b) Total value of all taxable real and personal property | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$453,443,200</div> |
| (c) Total valuation of all BETE qualified exempt property subject to Enhanced reimbursement if not located in a Municipal Retention TIF District subject to a > % of line 2.(f) <small>Line 1.(a) minus line 3.(c) if 2.(f) > 3.(a)</small> | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$798,400</div> |
| (d) Personal Property Factor [2a. / (2b. + 1a.)] | <div style="border: 1px solid black; padding: 2px; display: inline-block;">2.02%</div> |
| (e) Line 2d. / 2 | <div style="border: 1px solid black; padding: 2px; display: inline-block;">FALSE</div> |
| (f) Line 2(e) plus 50% (if line 2(d) is greater than 5%) | <div style="border: 1px solid black; padding: 2px; display: inline-block;">50.00%</div> |
| (g) Valuation of all BETE qualified exempt property subject to Enhanced reimbursement | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$0</div>
<small>(if zero results see below)</small> |

3. Municipal Retention Tax Increment Percentage

- | | | |
|--|---|--|
| (a) Percentage of captured assessed value retained by the municipality and allocated for the municipality's own authorized TIF project costs approved as of 4/1/2008.
<small>(Defaults to Statutory Standard unless Municipal Retention % is greater than standard reimbursement)</small> | <div style="border: 1px solid black; padding: 2px; display: inline-block;">65.00%</div> | <div style="border: 1px solid black; padding: 2px; display: inline-block;">65.00%</div> |
| (b) Total valuation of all BETE qualified exempt property located in a Municipal Retention TIF district | | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$2,562,200</div> |
| (c) Valuation of all TIF BETE qualified exempt property subject to reimbursement | | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$1,665,430</div>
<small>(if zero results see below)</small> |

4. Total Reimbursable BETE Exempt Valuation

- | | |
|---|--|
| (a) Total of all reimbursable BETE Exempt Valuation 1.(d) or 2.(g)+ 3.(c) | <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$2,064,630</div> |
|---|--|

2014 ENHANCED BETE MUNICIPAL TAX RATE CALCULATION FORM

Municipality: Wiscasset

Data entry fields

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

- 1. Local Taxable Real Estate Valuation..... 1
- 2. Local Taxable Personal Property Valuation..... 2
- 3. Total Taxable Valuation (Line 1 plus line 2)..... 3
(should agree with MVR Page 1, line 11)
- 4. Total of all Homestead Exempt Valuation 4(a)
(should agree with MVR Page 1, line 14f)
- Total of all Homestead Exempt Valuation divided by 2.... 4(b)
- 5. Total of all BETE Exempt Valuation..... 5(a)
(+Enhanced BETE Calc sheet'1J12)
- Enhanced** Total of all reimbursable BETE Exempt Valuation... 5(b)
(+Enhanced BETE Calc sheet'1J50:J50, Line 4.a)
- 6. Total Valuation Base (Line 3 plus line 4(b) plus line 5)..... 6

ASSESSMENTS

- 7. County Tax..... 7
- 8. Municipal Appropriation..... 8
- 9. TIF Financing Plan Amount..... 9
- 10. Local Education Appropriation (Local Share/Contribution)... 10
(Adjusted to Municipal Fiscal Year)
- 11. Total Appropriations (Add lines 7 through 10)..... 11

ALLOWABLE DEDUCTIONS

- 12. State Municipal Revenue Sharing..... 12
- 13. Other Revenues: All other revenues that have been formally 13
appropriated to be used to reduce the commitment such as excise tax revenue, tree growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc... (Do Not Include any Homestead or BETE Reimbursement)
- 14. Total Deductions (Line 12 plus line 13)..... 14
- 15. Net to be raised by local property tax rate (Line 11 minus line 14)..... 15

- 16. x 1.05 = Maximum Allowable Tax
(Amount from line 15)
- 17. + = Minimum Tax Rate
(Amount from line 15) (Amount from line 6)
- 18. + = Maximum Tax Rate
(Amount from line 16) (Amount from line 6)
- 19. x = Tax for Commitment
(Amount from line 3) (Enter on MVR Page 1, line 13)
- 20. x 0.05 = Maximum Overlay
(Amount from line 15)
- 21. x = Homestead Reimbursement
(Amount from line 4b) (Selected Rate) (Enter on line 8, Assessment Warrant)
- 22. x = BETE Reimbursement
(Amount from line 5b) (Selected Rate) (Enter on line 9, Assessment Warrant)
- 23. - = Overlay
(Line 19 plus lines 21 and 22) (Amount from line 15) (Enter on line 5, Assessment Warrant)

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

Marian L Anderson

From: Robert Faunce <rfaunce@lcrpc.org>
Sent: Tuesday, October 14, 2014 12:36 PM
To: Marian Anderson
Cc: Mary Ellen Barnes
Subject: WWTP

Marian – I wanted to follow up my note to you about MEWARN with some more detail on the WWTP's vulnerability. When we completed the county-wide sea level rise impact study, the Wiscasset WWTP was identified as the most at-risk item of public infrastructure in the county. While it is obvious to anyone crossing the Davey Bridge and looking at the plant that there is not a lot of elevation above high water, the study confirmed the situation quite clearly. On the left below is the latest preliminary FEMA 100-year flood map for the river while on the right is the 100-year storm map (without any sea level rise) from our study. In either case, portions of the WWTP are significantly at risk.



We met with the selectmen when the study was completed two years ago. While they were concerned about the situation, they put off further discussion. I guess they had a lot on their plate (probably still do) and did not feel they could afford to spend any funds on further evaluating the site at that time.

I would like to respectfully suggest that the town consider putting this situation back on the front burner. One major flooding event, which really could come at any time, might not only knock out the plant but cause the public to ask why something wasn't done beforehand. I would like to suggest a first few steps.

1. Using either flood or sea level rise elevation data, a surveyor could identify quite easily what portions of the structures would be at risk during a flooding event.
2. The town could use the EPA Flood Resilience Guide or retain a firm such as Wright-Pierce to further evaluate at-risk infrastructure and identify consequences, identify potential mitigation measures and develop an implementation plan <http://water.epa.gov/infrastructure/watersecurity/emerplan/upload/epa817b14006.pdf>.
3. LCRPC staff would then work with the town to look for financial assistance to implement the recommendations in phases.

If you would like to discuss any aspect of this email in more detail, let me know. Bob



PAUL R. LEPAGE
GOVERNOR

OCT 07 2014

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

COPY
ADMINISTRATIVE & FINANCIAL SERVICES

RICHARD W. ROSEN
ACTING COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

September 2014

Municipal Assessors and Chairman of Board of Selectmen:

RE: Proposed 2015 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. These valuations represent the full equalized value of all **taxable property** in each municipality as of **April 1, 2013** while incorporating sales data primarily from 2012 and 2013.

The valuations listed may be subject to review by the State Board of Property Tax Review pursuant to 36 M.R.S.A., §272. The valuations finally certified to the Secretary of State pursuant to 36 M.R.S.A., §305 shall be used for all computations required by law to be based upon the State Valuation with respect to municipalities.

State Board duties and powers along with the municipal appeal procedures are outlined below.

STATE BOARD OF PROPERTY TAX REVIEW

In accordance with 36 M.R.S.A. §272, the State Board of Property Tax Review shall hear appeals by any municipality aggrieved by the Bureau of Revenue Services' determination of equalized valuation or minimum assessing standards and render its decision based upon the recorded evidence.

Any municipality deeming itself aggrieved shall file a written notice of appeal with the State Board of Property Tax Review ***within 45 days of its receipt of notification*** of the Bureau of Revenue Services' decision. The appeal to the Board shall be in writing signed by a majority of the municipal officers and shall be accompanied by an **affidavit** stating the grounds for appeal. **The affidavit must include the municipal officers' sworn statement of the specific grounds for their appeal and bear the officials signatures which must be notarized.**

With respect to the affidavit, the Board's Rule 4B Municipal Appeals (2) reads as follows: "The appealing municipality must file with its notice of appeal an affidavit of the municipal officers stating the grounds for the appeal. The affidavit must be meaningful and specific. A mere statement that the state valuation is too high is not sufficient. If a municipality intends to compare its state valuation to neighboring towns or cities, the municipality should list those municipalities in the affidavit. In appeals from assessment quality and ratio decisions of the Bureau of Revenue Services, the municipality must set forth in specific terms the basis for the challenge to the determination." A copy of the appeal and affidavit shall be served on the Bureau of Revenue Services. The Bureau shall have the burden of proving that its determination is correct with respect to that municipality.

The Board shall hear the appeal within a reasonable time of the filing of the appeal by the municipality and shall render its decision no later than January 15th following the date on which the appeal is taken.

LINCOLN COUNTY

OCT 03 2014

**MAINE REVENUE SERVICES
PROPERTY TAX DIVISION**

PROPOSED 2015 STATE VALUATION

MUNICIPALITY

STATE VALUATION

ALNA	\$73,800,000
BOOTHBAY	\$950,550,000
BOOTHBAY HARBOR	\$726,550,000
BREMEN	\$189,150,000
BRISTOL	\$910,650,000
DAMARISCOTTA	\$341,200,000
DRESDEN	\$133,650,000
EDGECOMB	\$205,300,000
JEFFERSON	\$325,300,000
MONHEGAN PLANTATION	\$87,400,000
NEWCASTLE	\$289,400,000
NOBLEBORO	\$304,050,000
SOMERVILLE	\$50,200,000
SOUTH BRISTOL	\$580,300,000
SOUTHPORT	\$610,550,000
WALDOBORO	\$475,700,000
WESTPORT ISLAND	\$213,800,000
WHITEFIELD	\$182,550,000
* WISCASSET	\$424,900,000
TOTAL	\$7,075,000,000

