

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS, AND OVERSEERS OF THE POOR
MAY 19, 2015

Present: Bill Barnes, Chair Pam Dunning, Vice Chair Ben Rines, Jr., 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

3. Public Hearings – None

4. Approval of Minutes

Ben Rines, Jr., moved to approve the minutes of Aril 24, 2015. Vote 4-0-0. Jeff Slack moved to approve the minutes of May 5, 2015 as amended. Vote 4-0-0.

5. Approval of Treasurer's Warrants

**Jeff Slack moved to approve the Payroll Warrants of May 8 and 15, 2015. Vote 4-0-0.
Jeff Slack moved to approve the Accounts Payable Warrants of May 12 and 19, 2015. Vote 4-0-0.**

6. Assessors' Business

Jeff Slack moved to approve the Town's Ratio Declaration and Homestead Reimbursement Application. Vote 4-0-0.

7. Special Presentations and Awards

Pam Dunning read the dedication of the 2014 Town Report in memory of the late Bill Curtis, a former selectman, firefighter and director of the Wiscasset Ambulance Service. The 2014 report was dedicated to Sue Varney, an employee of 37 years who retired in December 2014.

8. Appointments – None

9. Resignations – None

10. Public Comment - None

11. Unfinished Business

A. Discussion on Wiscasset Primary School Insurance: Town Manager Marian Anderson said the Town had been asked to take over responsibility for insuring the primary school as of July 1; however, there

are major concerns with the roof and moisture in building and the sprinkler system has not been inspected since 2012. MMA has advised the Town it cannot provide property insurance for the school in its present condition, only liability insurance. Anderson said it would be necessary to look into the past maintenance of the building, what repairs were made by the RSU and if the RSU was aware of the deficiencies. Anderson will investigate the matter, including what entity should be responsible for the repairs.

12. New Business

A. Sign the School Budget Warrant to be voted on May 27: In response to Ben Rines, Jr.'s question, Marian Anderson said she would have information on a comparison with last year's budget at the School Town Meeting on May 27. **Jeff Slack moved to approve signing the warrant. Vote 4-0-0.**

B. Request for Temporary Business Licenses: Lisa Fourre, Tarot Readings on Town Common and Juanita Greenleaf, hot dog stand on Town Common. **Ben Rines, Jr., moved to consider both applications together and to deny both applications.** Rines said the town pier would be a more appropriate place for selling their wares. Rines questioned the denial by the board when the ordinance states the CEO has right to approve. **Vote 4-0-0.**

C. Commercial Waste Hauler Permit Requests: **Jeff Slack moved to consider both applications together and approve the permit requests of Giles Rubbish and Pine Tree Waste. Vote 4-0-0.**

D. Maine Art Gallery Landscaping Project: Lucia Droby, on behalf of the gallery, requested support for a landscape design competition to enhance the property. The Town would not contribute to the expenses of the competition or landscaping but will be given an opportunity to see the winning design before it is executed.

E. Mason Station Court Case Update: Anderson said the Town had prevailed in the court case; the court did not grant relief to Mason Station regarding back taxes. The board will be meeting with counsel regarding the settlement. Rines clarified that the Town owns the property; Dunning said that back taxes of \$846,263.67 are still owed.

F. Request from Lincoln County Historical Society to borrow the Boston Post Cane for a display this summer: Plans are to display the cane in the museum at the Old Jail. In the past, the cane was given to the oldest resident in town and Jeff Slack recommended that the custom be continued in the fall when the cane is returned. There was a consensus that the cane be loaned to the Historical Society, who will be responsible for insurance, until Labor Day.

G. Bid Opening: The following bid for Aluminum Ramp, Ferry Landing, was received:

Kevin K. Verney, Damariscotta	\$14,058
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The budget for this item is approximately \$9,000 to \$10,000, an amount which has been rolled over several times. It was decided that the matter be referred to the Town Manager and Harbormaster for their recommendation.

13. Department Head or Committee Chair Report – attached

14. Town Manager's Report

Anderson reported she and Jeff Slack had been meeting on union negotiations and she is working with Roland Abbott on CPR certification for employees.

In addition, she has been contacting vendors to update the Town's website. She has asked department heads for suggestions for their department's page on the site. Possible added functions would be the completion of forms on line, such as car registrations, to streamline customer service. Email addresses will be updated.

A presentation on streaming – Virtual Town Hall – will be given soon.

A site walk at Maine Yankee will be scheduled after new members are seated on the board.

15. Adjournment

Ben Rines, Jr., moved to adjourn. Vote 4-0-0.

Kathleen Onorato

From: Daniel Bradford <hbrmaster28@gmail.com>
Sent: Wednesday, May 27, 2015 8:24 AM
To: Marian L Anderson
Cc: Kathleen Onorato; Susan Robson
Subject: Resignation of the Harbormaster

Marian -

Please accept my resignation as Harbormaster for Wiscasset, effective June 30, 2015. It has been a pleasure working with you, your predecessors, the Waterfront Committee and the Selectboard. I've enjoyed tremendous support and respect from all the Town staff, and the boaters, fishermen and marine harvesters. Though I'll miss all that, I have other endeavors competing for my time and attention.

I will still be around and will assist my successor and you all as necessary. Thank you all for the rewarding experience. Best regards,

Daniel Bradford
Harbormaster



U.S. Department
of Transportation
**Federal Aviation
Administration**

Federal Aviation Administration
New England Region

12 New England Executive Park
Burlington, MA 01803

MAY 18 2015

Ms. Marian L. Anderson
Town Manager
Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04578

COPY

Dear Ms. Anderson:

As requested in your email dated May 15, 2015, you are requesting to transfer \$107,935 of Wiscasset Municipal Airport's expiring non-primary entitlement funds to Dewitt Field/Old Town Municipal Airport.

Since the airport does not have a project that will utilize their funds this fiscal year (2015), it seems reasonable to transfer these funds for use within the State of Maine, specifically towards Dewitt Field/Old Town Municipal Airport. You are authorizing the transfer of the funds. Therefore, enclosed are two copies of FAA Form 5100-110 *Agreement for Transfer of Entitlements*, which have been signed by FAA.

Please have the City's representative, as well as the City's attorney sign these forms and return one copy to FAA (to Ms. Jean LoGiudice's attention) **by noon on Monday, June 8, 2015**. This transfer of funds will not jeopardize any potential future AIP funding for the Wiscasset Municipal Airport.

If you have any further questions regarding this transfer, feel free to call Ms. Jean LoGiudice at (781) 238-7607.

Sincerely,

Bryon H. Rakoff
Acting Manager, Airports Division

Enclosure (2)

LoGiudice, Jean (FAA)

From: Marian L Anderson <townmanager@wiscasset.org>
Sent: Friday, May 15, 2015 3:47 PM
To: LoGiudice, Jean (FAA)
Cc: 'Ervin Deck'; Stacie.Haskell@maine.gov; 'Bill Mayo'
Subject: RE: Expiring Funds

Jean,

The Wiscasset Municipal Airport has \$ 107,935 of expiring 2012 non- primary entitlements.
The Town of Wiscasset authorizes the release of these funds to Old Town for their Runway Reconstruction project.

Marian L. Anderson, Town Manager
Town of Wiscasset
51 Bath Road
Wiscasset, Maine 04578-4108
207-882-8200 x 108

COPY



U.S. Department
of Transportation
**Federal Aviation
Administration**

COPY

AGREEMENT FOR TRANSFER OF ENTITLEMENTS

In accordance with section 47117(c)(2) of Title 49 U.S.C. (hereinafter called the "Act").

Town of Wiscasset, Maine
(Name of Transferor Sponsor)

Hereby waives receipt of the following amount of funds apportioned to it for each fiscal year specified under section 47114(c) or 47114(d)(3)(A) of the Act.

<u>Amount</u>	<u>Fiscal Year</u>
\$107,935	2012 Expiring Non-Primary Entitlements

On the condition that the Federal Aviation Administration makes the waived amount available to:

City of Old Town, Maine
(Name of Transferee Sponsor)

for eligible projects under section 47104(a) Act. This waiver shall expire on June 8, 2015 or when the availability of apportioned funds would lapse under section 47117(b) of the Act.

**FOR THE UNITED STATES OF AMERICA
FEDERAL AVAITION ADMINSTRATION**

FOR TOWN OF WISCASSET, MAINE

Bryon H. Rakoff
(FAA's Signature)

(Sponsor's Signature)

Mr. Bryon H. Rakoff
(Typed Name)

(Printed/Typed Name)

Acting Manager, Airports Division
(Title)

(Title)

5/10/15
(Date)

(Date)

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting for the Sponsor do hereby certify:
(type/printed name of Sponsor's Attorney)

That I have examined the foregoing Agreement and find that the Sponsor has been duly authorized to make such transfer and that the execution thereof is in all respects due and proper and in accordance with the laws of the State of Maine and the Act.

Dated at _____ this _____ day of _____.

By _____
(signature of Sponsor's Attorney)

INTEROFFICE MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: CHRISTINE WOLFE, TOWN CLERK
SUBJECT: SPECIAL TOWN MEETING
DATE: MAY 28, 2015

The Board of Selectmen is being asked to sign a warrant calling a Special Town Meeting on Tuesday, June 16th at 7 pm to vote one article that was mistakenly omitted from the School Budget Warrant on May 27th. This article will give the School Board the authorization to expend funds for Adult Education. The amount for this line is already included in the school budget amount of \$8,460,578.59 which was approved by the voters on Wednesday, May 27th and will go to referendum on June 9, 2015.

COPY

MUNICIPAL QUITCLAIM DEED

K NOW ALL BY THESE PRESENTS, THAT THE INHABITANTS OF THE TOWN OF WISCASSET, a body corporate, located at Wiscasset, Maine, for consideration paid by ROBERT W. VAN BRUNT and JEAN T. VAN BRUNT of 135 Alna Road, Wiscasset, ME 04578, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey and forever quitclaim unto the said ROBERT W. VAN BRUNT and JEAN T. VAN BRUNT, as joint tenants, their heirs and assigns forever, all its right, title and interest in an to the following described real estate:

Those certain premises described on the Tax Maps for the Town of Wiscasset as Map R05, Lot 091. Meaning and intending to convey any interest the Town may have acquired by virtue of the non-payment of real estate taxes assessed as of April 1, 2012 and for prior years.

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF WISCASSET have caused this instrument to be sealed with its corporate seal and signed in its corporate name by _____, its Selectmen, thereunto duly authorized, this ___ of _____, 2015.

SIGNED, SEALED and DELIVERED
in presence of:

Witness

Selectman
Print Name:

Waldsch L

See Title Notes.

State of Maine
Tax Lien Certificate
2003

000715

COPY

VANBRUNT, ROBERT W. and VANBRUNT, JEAN T.
C/O VANBRUNT, ROBERT W.
135 ALNA ROAD
WISCASSET, ME 04578

I, JAMES H GEORGE, Collector of Taxes for the Town of WISCASSET, a municipal corporation located in the County of LINCOLN, State of MAINE, hereby give you notice that a tax in the amount of \$1,054.63 has been assessed, and was committed to me for collection on October 14, 2003, against real estate in said Town of WISCASSET, and against VANBRUNT, ROBERT W. and VANBRUNT, JEAN T. as owner(s) thereof, said real estate being described as follows:

Real Estate located at: 135 ALNA ROAD
Map Lot Description: R05-091
Registry of Deeds reference: 179078

Map and Lot numbers refer to such numbers as found on tax maps of the Town of WISCASSET, prepared by: JOHN E. O'DONNELL & ASSOCIATES and dated APRIL 1, 2003, on file at the Town of WISCASSET municipal office.

I give you further notice that said tax, together with interest in the amount of \$3.97, which has been added to and has become part of said tax, remains unpaid; That a lien is claimed on said real estate, above described, to secure the payment of said tax; that proper demand for payment of said tax has been made in accordance with Title 36, Section 942, revised statutes of 1964, as amended.

Costs to be paid by taxpayer:

Filing Fee, Recording Fee and Discharging Lien	:	\$26.00
Demand Fees	:	\$0.00
Certified Mail Fee:	:	\$4.42
Principal	:	\$766.46
Interest	:	\$3.97

Total	:	\$800.85

James H. George
JAMES H GEORGE
Tax Collector
Town of WISCASSET



NOTICE: The municipality has policy under 36 M.R.S.A. Section 906 to apply all payments to the oldest outstanding tax obligation. If you are uncertain of the status on this property, contact the Tax Collector.

NOTICE: Partial payments do not waive a lien.

LINCOLN, SS. State of MAINE WISCASSET, MAINE September 20, 2004

Then personally appeared the above named JAMES H GEORGE, Collector of Taxes, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before Me, *Rebekah M. Applin*
REBEKAH M APPLIN
NOTARY PUBLIC

REBEKAH M. APPLIN
MY COMMISSION EXPIRES
JULY 22, 2010



Lincoln County Registry of Deeds

Marcia P. Silva
Marcia P. Silva, Registrar



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12RETTD

RETTD

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TITLE 36, M.R.S.A. SECTIONS §§4641-4641N

COPY

1. County

LINCOLN

2. Municipality/Township

WISCASSET

3. GRANTEE/
PURCHASER

3a) Name LAST or BUSINESS, FIRST, MI

VAN BRUNT, ROBERT W.

3b) SSN or Federal ID

3c) Name, LAST or BUSINESS, FIRST, MI

VAN BRUNT, JEAN T.

3d) SSN or Federal ID

3e) Mailing Address

135 ALNA ROAD

3f) City

WISCASSET

3g) State

ME

3h) Zip Code

04578

4. GRANTOR/
SELLER

4a) Name, LAST or BUSINESS, FIRST, MI

TOWN OF WISCASSET

4b) SSN or Federal ID

4c) Name, LAST or BUSINESS, FIRST, MI

4d) SSN or Federal ID

4e) Mailing Address

51 BATH ROAD

4f) City

WISCASSET

4g) State

ME

4h) Zip Code

04578

5. PROPERTY

5a) Map

R5

Block

Lot

91

Sub-Lot

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions)→

Check any that apply:

No tax maps exist

Multiple parcels

Portion of parcel

5d) Acreage

5c) Physical Location

135 ALNA ROAD

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0")

6a

0.00

6b) Fair Market Value (enter a value **only** if you entered "0" in 6a) or if 6a) was of nominal value)

6b

91000.00

6c) Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

Transfer to owner for back real estate taxes

7. DATE OF TRANSFER (MM-DD-YYYY)

MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$50,000

Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee _____ Date _____ Grantor _____ Date _____

Grantee _____ Date _____ Grantor _____ Date _____

12. PREPARER

Name of Preparer Soule Soule & Logan

Phone Number (207) 882-5511

Mailing Address PO Box 250, Wiscasset, ME 04578

E-Mail Address rmb@ssllaw.com or wwl@ssllaw.com

Fax Number _____

HIM Payson Monthly Statement of Wiscasset Accounts

<i>Account Name</i>	Market Value as of 02/28/2015	Market Value as of 03/31/2015	Market Value as of 04/30/2015
Town of Wiscasset Edowment Fund	\$ 2,972,463.38	\$ 2,924,971.90	\$ 2,989,175.76
Montsweag Dam Reserve Fund	\$ 122,747.93	\$ 120,732.46	\$ 123,210.11
Cemetery Trust Fund	\$ 1,766,144.23	\$ 1,737,115.45	\$ 1,772,764.24
General John French Scholarship	\$ 49,003.11	\$ 48,198.50	\$ 49,187.62
Jackson Cemetery Fund	\$ 22,795.53	\$ 22,421.24	\$ 22,881.36
Larabee Band Fund	\$ 598,767.50	\$ 588,936.01	\$ 601,022.06
Haggett Scholarship Fund	\$ 11,387.05	\$ 11,200.08	\$ 11,429.92
Mary Bailey Fund	\$ 338,478.00	\$ 332,920.35	\$ 339,752.49
Seth Wingren Fund	\$ 23,094.84	\$ 22,715.63	\$ 23,181.80
Wiscasset Community Center Endowment Fund	\$ 2,392.08	\$ 2,352.80	\$ 2,401.09
Cooper-DiPerri Scholarship Fund	\$ 47,906.10	\$ 47,119.50	\$ 48,086.48
Recreation Scholarship	\$ 618.13	\$ 607.98	\$ 620.46
Town of Wiscasset Reserve	\$ 10,833,940.29	\$ 10,709,224.28	\$ 10,876,971.57
Town of Wiscasset Capital Reserve	\$ 2,011,989.44	\$ 1,987,632.56	\$ 2,018,413.00
Town of Wiscasset Construction Reserve	\$ 2,393,754.49	\$ 2,364,776.01	\$ 2,401,396.89
Town of Wiscasset Equipment Reserve	\$ 3,577,174.42	\$ 3,533,869.71	\$ 3,588,595.15
Town of Wiscasset Furnace Replacement Reserve	\$ 275,744.75	\$ 272,406.62	\$ 276,625.11
Town of Wiscasset Major Repairs Reserve	\$ 371,450.24	\$ 366,953.51	\$ 372,636.15
Town of Wiscasset Recreation Building Reserve	\$ 1,518,389.68	\$ 1,500,008.25	\$ 1,523,237.35
Town of Wiscasset Retirement Health Insurance Reserve	\$ 400,029.80	\$ 395,187.09	\$ 401,306.96
Town of Wiscasset Roof Repair Reserve	\$ 253,212.99	\$ 250,147.62	\$ 254,021.40
Town of Wiscasset Sale of Cemetery Lots Reserve	\$ 69,168.60	\$ 68,331.26	\$ 69,389.44
Town of Wiscasset Highway Department Capital Reserve	\$ 1,782.50	\$ 1,760.92	\$ 1,788.19
Town of Wiscasset Fire Department Vehicle Capital Reserve	\$ 2,376.68	\$ 2,347.91	\$ 2,384.27
Total	\$ 27,664,811.76	\$ 27,311,937.64	\$ 27,770,478.87