

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
NOVEMBER 17, 2015

Preliminary Minutes

Tape recorded meeting

Present: David Cherry, Judy Colby, Vice Chair Judy Flanagan, Chair Ben Rines, Jr., Jeff Slack and Town Manager Marian Anderson

1. Call to Order

Chair Ben Rines, Jr., called the meeting to order at 6 p.m.

2. Pledge of Allegiance

3. Public Hearings – none

4. Approval of Minutes

David Cherry moved to accept the minutes as amended. Vote 5-0-0.

5. Approval of Treasurer's Warrants

Judy Flanagan moved to approve the Payroll Warrants of November 6, and November 13, 2015. Vote 5-0-0. Judy Flanagan moved to approve the Accounts Payable Warrants of November 10 and November 17, 2015. Vote 5-0-0.

6. Assessors' Business

A. Abatements:

- Knight, Map R05, Lot 90 (\$164)
- Parvin, Map R02, Lot 38B (\$1,628.52)
- Titcomb/Helms, Map 01, Lot 25 (\$19.68)
- Cromwell, Map R01, Lot 44P (\$715.04)
- PIF Technologies, Personal Property (\$70.52)
- Morrison, Map R01, Lot 44T (\$1,118.48)
- Morrison, Map R01, Lot 44U (\$926.60)
- Smith/Green, Map R01, Lot 44F (\$649.44)

B. Supplementals:

- Parvin, Map 02, Lot 38-B2 (\$649.44)
- Charest/Parvin, Map R01, Lot 38B (\$1,595.72)

Jeff Slack moved to approve the abatements and supplementals. Vote 5-0-0.

7. Special Presentations and Awards

Ben Rines, Jr., reported that he, Judy Flanagan and Town Manager Marian Anderson had attended the Spirit of America award ceremony. An award had been given to the following students for their work on

repairing the canon: B. J. Blagden, Ben Chadwick, Nate Haley, Dan Delong and Chase Reed. Their teacher was also recognized. Rines thanked Bob Blagden for his help in moving the canon.

8. Appointments – none

9. Resignations – none

10. Public Comment

Steve Christiansen had the following concerns: 1) The town clock, which was given to the town by his great, great, great grandfather and was to be insured and kept in good repair by the town, needs repair to the wood frame on the Fort Hill side; 2) The powderhouse needs masonry work and the area should be tidied up; 3) The Boston Post Cane was supposed to be given to the oldest resident. Christiansen said Ruth Kierstead will be 100 in December and may be the oldest person in town. He suggested that in lieu of giving the cane, perhaps a certificate could be given; 4) The weathervane should be displayed where people can see it, perhaps at the waterfront; 5) The red brick school house should be maintained and would be a nice place for the Historical Society or the Chamber of Commerce; 6) The trunk from the Luther Little which is now in the vault could be displayed. He gave documents relating to the clock to the board.

Bob Blagden said that ten or fifteen years ago, the town had acquired an easement for the flight path and another for the obstruction light, and with the help of a surveyor had cleared trees as necessary and to everyone's satisfaction. He said that it seemed as if the rules had changed and the FAA wants a lot more. He added that as long as the town cuts the easement, everyone should be satisfied.

11. Unfinished Business

A. Huntoon Hill Grange: application for blanket approval from the Board of Selectmen for Beano, Bingo and Games of Chance for 2016 . **David Cherry moved to approve the application. Vote 5-0-0.**

B. ReVision Energy Solar Proposal: Steve Hinchman of ReVision Energy, LLC, gave a brief overview of the benefits of a solar proposal to Wiscasset. Hinchman said the LLC was offering a power purchase agreement to the town whereby the town would purchase from the LLC 100% of the energy generated by the solar panels to be installed on the municipal building and public works roofs. The LLC would lease the roofs from the town and because it is a for-profit entity, it would be eligible for the 30% tax credit and depreciation which would not be available to the town. Hinchman said after six years the town could purchase the equipment and the electricity generated thereafter would be free to the town. He explained with charts and graphs the savings to the town over a period of 20 years. ReVision Energy would build, own and operate the system for the length of the contract as well as provide all maintenance and insurance.

In response to Ben Rines' question, Hinchman said that the town would be paying approximately the same amount for electricity (\$46,000) for the first six years at which point it could buy the equipment for \$93,000. After that point, there would be no cost for electricity and by the 16th year, the savings in electricity costs will have made up for the cost of the equipment. Hinchman recommended that the board appoint a committee to work with ReVision to work up a proposal for the board. Approval to lease the roof will need a town vote. No vote is needed to purchase electricity from ReVision. After the

sixth year, a town vote will be needed to purchase the equipment. The solar array will remain on the roof for a minimum of 20 years.

C. Blasting Ordinance: Jamel Torres reported that the Ordinance Review Committee had drafted a blasting ordinance and a blasting permit application and had revised the building permit application to include a question on blasting. He summarized the notification requirements in the ordinance within the blast zone (500 feet). Judy Flanagan asked whether the ordinance applied to the Water District and town agencies. The Town Manager said the Water District, which was not a town agency, would have to follow the ordinance. It was not known whether the party doing the recent blasting near Bath Road had consulted the town. David Cherry requested that the blast zone be increased to 1,000 feet. There was clarification that notification would be made to abutting owners as well as those within a 1000-foot radius. A request to measure the blast zone from the property line was not granted. **David Cherry moved to approve the blasting zone from 500 feet to 1000 feet from the blast site. Vote 5-0-0.**

12. New Business

A. Bid Opening - Purchase of 4 treadmills: The following bids were received:

<u>Name</u>	<u>Bid</u>	<u>With Trade-in</u>
Karen Brothers	\$19,386.26	\$18,486.26
Workout Fitness Store	22,308.00	22,008.00

Todd Souza asked permission to sell the current treadmills privately, using the proceeds toward the cost of new treadmills without a trade-in. **Ben Rines, Jr., moved to turn the bids over to the Town Manager and Recreation Director. Vote 5-0-0.**

B. Municipal Review Committee Board of Directors Election Ballot: Marian Anderson recommended Catherine Conlow, Bangor City Manager, whom she knew personally and because of her knowledge of the solid waste costs. **Judy Colby moved to vote for Catherine Conlow of Bangor. Vote 5-0-0.**

The board took a five-minute recess to view remains of the Hesper and Luther Little that had been found at the landfill.

C. Hesper and Luther Little ship remains: Ed Kavanaugh described how he and Bill Phinney had found a sign from the Hesper at the landfill and later, going to retrieve it, could not locate it. The Lincoln County Historical Association was excited about the find and money was contributed to restore the sign. Now that several pieces of the ships had been located, Kavanaugh suggested that they be restored and displayed.

Jason Siegars from Westport said the town did not own the piece of the Hesper; he did. After the fire in 1978, he recovered it in the river below Maine Yankee, and after he towed it to the waterfront, it was taken by Larry Gordon who refused Siegars' salvage rights. Siegars had been unable to persuade the only maritime attorney in the area to take his case. He had contacted the owner of the ship who had no interest in the salvaged piece, but would not put it in writing. David Cherry recommended that the matter be investigated. Marian Anderson asked if Mr. Siegars would agree to the town restoring and displaying the piece with a plaque giving him credit for salvaging it. Siegars said he would think about it. Anderson will look into the matter.

D. Food Pantry donation for winter season: Marian Anderson cited the increased need of the food pantries in town during the winter season and asked if the board were willing to make a donation. **Jeff Slack moved to donate \$1,000 from contingency to each of the two food pantries. Vote 5-0-0.**

E. Whiteboard signs on Town Common and Town Office: Ben Rines, Jr., said the white signs on the common and in front of the town office destroy the look of the common. Marian Anderson offered to take the signs down during the winter and investigate a more attractive way of informing the public of town events. It was also suggested that the signs advertising events be taken down immediately after the event.

13. Department Head or Committee Chair Report – none

14. Town Manager's Report

Anderson reported that the Family Holiday Wish had closed but Toys for Tots would assist Wiscasset in distributing gifts. The last day to apply is December 14 and applications are taken only on line. David Cherry commented that the library has computers that can be used for Toys for Tots applications for those who do not have computer access. The Town Office will have information on the program. The Town and the two food pantries are working on Thanksgiving baskets and the Town will help with deliveries.

The Town Manager supplied information on the airport projects and costs from 2001 to 2013.

In an update on 26 Hodge Street, Anderson said the CEO had sent the property owner a letter reminding him that there is still work to be done and the deadline is November 23. She supplied photos showing the improvement.

An updated report on delinquent taxes was distributed.

The Town Planner has been working on the possibility of broadband for the community. One estimate for a study ranged from \$47,000 to \$56,000. Anderson said Wiscasset is working with other communities in Lincoln and Sagadahoc counties exploring grants for a study.

Anderson said that since 2013 the Good Shepherd Food Bank had provided transportation to the community twice a month and has asked again for \$1,500 to continue this service. Anderson said if the board approved the funds, she would take them from the General Assistance account. Included in the service are deliveries to the two food pantries, a small food pantry at the high school and the backpack program. **Ben Rines, Jr., moved to take \$1,500 from the GA account for the Good Shepherd Food Bank. Vote 5-0-0.**

Ben Rines, Jr., reported that the Lincoln County Budget Committee finished its work and had reduced the budget by 3.28% to date. He said the school board was proposing a 5% increase in its budget. He anticipated that taxes will be increasing this year.

15. Adjournment

Judy Colby moved to adjourn at 8:43 p.m. Vote 5-0-0.

\$ 10



APPLICATION FOR
SPECIAL AMUSEMENT PERMIT

DATE: November 17, 2015
APPLICANT(S) NAME: Taste of Orient Cecilia Juntura
APPLICANT(S) RESIDENCE ADDRESS: 79 Ivanhoe Dr. Topsham,
207-882-4100 or 350-5483 (Lickie Andrews)
BUSINESS NAME: Taste of Orient
BUSINESS ADDRESS: 306 Bath Rd Wiscasset
BUSINESS DESCRIPTION: Restaurant/Bar

LOCATION TO BE USED: 306 Bath Rd Wiscasset

DESCRIBE ENTERTAINMENT: DD / Dancing Parties only

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):  Date: 11/17/15



Town of Wiscasset

TOWN OF WISCASSET PUBLIC HEARING SPECIAL AMUSEMENT PERMIT

The Board of Selectmen will hold a public hearing on Tuesday, December 1, 2015 at 6:00 p.m. in the Municipal Building Hearing Room. The purpose of the hearing is as follows:

- **To act on a request for a Special Amusement Permit for Cecilio Juntura, DBA Taste of Orient.**

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/04/2015

Natural Land Development, LLC.
C/O James Schmidt
110 Marginal Way Suite 110
Portland, ME 04101

COPY

PROPERTY REVIEWED

Map R01 Lot 037-C Acct # 17

CURRENT ASSESSED VALUE

Land Value: \$ 45,400 Building Value: \$ 0 RE Acct # 17

FINDINGS

After careful review of the assessments of your property, the following determination/
findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

_____ An adjustment will be made. The following assessments now apply.

Land Value: \$0 Building Value: \$0

_____X_____ Abatement will be recommended for : **\$ 706.84**

'15 Upon further review this lot was intended to be assessed as Farmland classified Pas-
ture. Due to error it was entered instead entered as a regular assessed lot. I hereby
recommend abatement for the aforementioned reasons. If you have any further ques-
tions please feel free to contact the Wiscasset Assessing office.

Sincerely;



Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

16 per map R1L37C

OK 2015 estimate

Received Farmline 8/28/14 EB

FARMLAND APPLICATION SCHEDULE

(Title 36 MRSA, Sections 1101-1121)

Please refer to Bulletin #20 for detailed information

- Name of Owner(s): Vebes Investments LLC
- Mailing Address: 110 Macanal Way Unit 110
Number and Street
Portland ME 04101
City State Zip Code
 PO Box 207-899-6263
Phone Number
- Location of Farmland Parcel: WISCASSET LINCOLN
Municipality or Township County
- Identification of Farmland Parcel: RQ1-037-A & R1L37C SEE ATTACHMENTS
Map and Lot Deed Reference/Book and Page
- Farmland Parcel - Acreage and Valuation Breakdown (round figures to nearest acre)

Please refer to classification GUIDELINES

This Section to be Completed by Assessor

A. FARMLAND

Type/Use	Acres
Crop Land	-
Orchard Land	-
Pasture Land	104.0
Horticultural I Edible	-
Horticultural II Ornamental	-
Blueberry Land	-
Total Farmland Acres	<input type="text"/>

B. LAND UNSUITABLE FOR FARMLAND

Type	Acres
Natural Water (Lakes, Ponds, Rivers)	-
Wetlands (Bog, Swamp, Marsh)	22.9
Barren Land (Bedrock, Ledge, Sand)	3.5
Total Acreage Unsuitable for Farmland	<input type="text"/>

C. FOREST TYPE LAND

Type	Acres
Softwood	-
Mixed Wood	24.0
Hardwood	-
Total Forest Acreage	<input type="text"/>

A. 100% Value Per Acre	Total Valuation
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
Total 100% Farmland Valuation =	\$ <input type="text"/>
B. 100% Value Per Acre	Total Valuation
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
Total 100% Valuation Land Unsuitable for Farmland =	\$ <input type="text"/>
C. 100% Value Per Acre	Total Valuation
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
@\$ _____ =	\$ _____
Total 100% Valuation Forest Type Land =	\$ <input type="text"/>

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/04/2015

Kenneth Chapman
P.O. Box 457
Wiscasset, ME 04578



PROPERTY REVIEWED

Map U18 Lot 517-7 Acct # 1807

CURRENT ASSESSED VALUE

Land Value: \$ 0 Building Value: \$ 5,800 RE Acct # 1807

FINDINGS

After careful review of the assessments of your property, the following determination/ findings have been made:

- The assessment is fair and correct. No adjustment will be made.
- The assessment is fair and correct. No abatement will be made.
- An adjustment will be made. The following assessments now apply.

Land Value: \$0 Building Value: \$0

Abatement will be recommended for : **\$ 95.12**

'15 Upon further review, this mobile home has no value as living space or as storage. I hereby recommend abatement for the aforementioned reasons. If you have any further questions please feel free to contact the Wiscasset Assessing office.

Sincerely;

Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

B

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/04/2015

Kenneth Chapman
P.O. Box 457
Wiscasset, ME 04578

PROPERTY REVIEWED

Map U18 Lot 005-D Acct # 1806

CURRENT ASSESSED VALUE

Land Value: \$ 0 Building Value: \$ 10,700 RE Acct # 1806

FINDINGS

After careful review of the assessments of your property, the following determination/
findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

 X An adjustment will be made. The following assessments now apply.

Land Value: \$0 Building Value: \$0

 X Abatement will be recommended for : **\$ 175.48**

'15 Upon further review, this mobile home has no value as living space or as storage. I hereby recommend abatement for the aforementioned reasons. If you have any further questions please feel free to contact the Wiscasset Assessing office.

Sincerely;



Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

B

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/04/2015

Kenneth Chapman
P.O. Box 457
Wiscasset, ME 04578

3/15/16

PROPERTY REVIEWED

Map U18 Lot 005-17 Acct # 1787

CURRENT ASSESSED VALUE

Land Value: \$ 63,500 Building Value: \$ 7,300 RE Acct # 1787

FINDINGS

After careful review of the assessments of your property, the following determination/findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

 X An adjustment will be made. The following assessments now apply.

Land Value: \$25,400 Building Value: \$7,300

 X Abatement will be recommended for : **\$ 624.84**

'15 Upon further review, this lot has only two mobile home sites not five. Other mobile homes on the other lots owned by Chapman are assessed house lots to recognize the development. I hereby recommend abatement for the aforementioned reasons. If you have any further questions please feel free to contact the Wiscasset Assessing office.

Sincerely;

Ellery G. Bane C.M.A.
Assessors Agent
Town of Wiscasset

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

B

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/16/2015

Allen S. & Melissa V. Cohen
P.O. Box 720
Boothbay Harbor, ME 04538

COPI

PROPERTY REVIEWED

Map R07 Lot 18A Acct # 2027
Card # 2

CURRENT ASSESSED VALUE

Land Value: \$ 0 Building Value: \$ 134,400 RE Acct # 2027

FINDINGS

After careful review of the assessments of your property, the following determination/ findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

X An adjustment will be made. The following assessments now apply.

Land Value: \$0 Building Value: \$0

X Abatement will be recommended for : **\$ 697.00**

'15 Upon further review, adjust functional on warehouse addition to reflect obsolescence used by revaluation company. I hereby recommend abatement for the aforementioned reasons. If you have any further questions please feel free to contact the Wiscasset Assessing office.

Sincerely;



Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

SET

Valuation Report

10/28/2015

COHEN, ALLEN S. J/T
COHEN, MELISSA V.

Page 3

ount: 2027 Card: 2 of 2

Map/Lot:
Location:

R07-008-A
2 JB'S WAY

Neighborhood SOUTHEAST

Sale Data

Zoning/Use RURAL
Topography /Level
Utilities /All Public
Street Paved

Sale Date 10/12/2005
Sale Price 150,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B3569P0041 (10/05)

Reference 2 R-7-8-A

Tran/Land/Bldg 0 1 2

FARM LAND 0 OPEN SPACE 0

Exemption(s) Land Schedule 109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
WAREHOUSE ST....	1997	2520	C 100	110678	Avq.	87%	50%	100%	48,145
Frame Shed	2004	320	D 100	1684	Avq-	81%	100%	100%	1,364
WAREHOUSE ST....	2014	2100	C 100	92232	Avq.	92%	100%	100%	84,853
924 SFLA		145.41 = \$/SFLA (1)							
Calc. Land		0	Calc. Bldg			134,400	Total		134,400

Prior to Change

2027 Card: 2 of 2

Map/Lot Location:

2 JB'S WAY

Neighborhood: SOUTHEAST
Zoning/Use: RURAL
Topography: /Level
Utilities: /All Public
Street: Paved

Sale Data
Sale Date: 10/12/2005
Sale Price: 150,000
Sale Type: Mobile Home
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B3569P0041 (10/05)
Reference 2: R-7-8-A
Tran/Land/Bldg: 0 1 2
FARM LAND: 0 OPEN SPACE: 0
Exemption(s): Land Schedule 109

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1997	2520	C 100	110678	Avg.	87%	50%	100%	48,145
Frame Shed	2004	320	D 100	1684	Avg.	81%	100%	100%	1,364
WAREHOUSE ST....	2014	2100	C 100	92232	Avg.	92%	50%	100%	42,426
924 SFLA	99.50 = \$/SFLA (1)								91,935
Calc. Land						0 Calc. Bldg			91,900 Total

Adjusted to reflect obsolescence

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

B

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/16/2015

Norman P. Sherman
47 Fox Run Road
Westport Island, ME 04578

PROPERTY REVIEWED

Map U14 Lot 4 Acct # 1734

CURRENT ASSESSED VALUE

Land Value: \$ 50,000 Building Value: \$ 3,300 RE Acct # 1734

FINDINGS

After careful review of the assessments of your property, the following determination/ findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

X An adjustment will be made. The following assessments now apply.

Land Value: \$ 50,000 Building Value: \$0

X Abatement will be recommended for : \$ **54.12**

'15 Upon further review, and info provided mobile home and additions were torn down by April 1st 2015. I hereby recommend abatement for the aforementioned reasons. If you have any further questions please feel free to contact the Wiscasset Assessing office.

Sincerely;



Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

B

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/16/2015

Carroll M. Jones
848 Gardiner Road
Wiscasset, ME 04578

PROPERTY REVIEWED

Map R03 Lot 54-3-1 Acct # 2305

CURRENT ASSESSED VALUE

Land Value: \$ 0 Building Value: \$ 17,800 RE Acct # 2305

FINDINGS

After careful review of the assessments of your property, the following determination/
findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

 X An adjustment will be made. The following assessments now apply.

Land Value: \$ 0 Building Value: \$0

 X Abatement will be recommended for : **\$ 291.92**

'15 Upon further review, and info provided mobile home was moved out of Town by
April 1st 2015. I hereby recommend abatement for the aforementioned reasons. If you
have any further questions please feel free to contact the Wiscasset Assessing office.

Sincerely;


Ellery G. Bane C.M.A
Assessors Agent
Town of Wiscasset

Town of Wiscasset
51 Bath Road
Wiscasset, ME 04578
207-882-8200

NOTICE OF PROPERTY TAX ASSESSMENT REVIEW

11/16/2015

ADP Dealer Services, Inc.
1 ADP Boulevard MS #433
Roseland, NJ 07068

Regarding: **Personal Property Account # 244**

PROPERTY REVIEWED

PP Acct # 244

CURRENT ASSESSED VALUE

Personal Property Value: \$ 3,400

FINDINGS

After careful review of the assessments of your property, the following determination/
findings have been made:

_____ The assessment is fair and correct. No adjustment will be made.

_____ The assessment is fair and correct. No abatement will be made.

X An adjustment will be made. The following assessments now apply.

Personal Property Value: \$0

X Abatement will be recommended for : **\$ 55.76**

'15 Per review this Personal Property was not owned by ADP as of April 1st 2015. I hereby recommend abatement for the aforementioned reasons. If you have any further questions please feel free to contact the Wiscasset assessing office.

Sincerely;


Ellery G. Bane C.M.A.
Assessors Agent
Town of Wiscasset

WISCASSET
08:20 AM
Account 244

Personal Property Assessments
ADP, DEALER SERVICES, INC.
378 BATH ROAD

Worley

Itemized Description

Line	RB	Exempt	CD	QTY	Description	Year	Yrs	SRO	Cost	% GD	FCT	Value	BETE Exempt
1		2014	4	1	DIGI PORTSERVER TS3 W/MDM	2013	3	0	426	90	100	383	
2		2014	4	1	KYOCERA LS1940 LASER PRINTER	2013	3	0	685	90	100	616	
3		2014	4	1	KYOCERA LS1940 LASER PRINTER	2013	3	0	685	90	100	616	
4		2014	4	1	KYOCERA LS1940 LASER PRINTER	2013	3	0	685	90	100	616	
5		2014	4	1	KYOCERA LS1940 LASER PRINTER	2013	3	0	685	90	100	616	
6		2014	4	1	KYOCERA LS1940 LASER PRINTER	2012	3	0	685	80	100	548	

Cost Summary

Category	Leased	Itemized	Ratio	Assessment	BETE Exempt
COMPUTER EQUIPMENT		3,395	1.00	3,400	
Totals		3,395	1.00	3,400	

WISCASSET
08:19 AM
Account 356

Personal Property Assessments

CDK GLOBAL, LLC.
378 BATH ROAD

Rig

Itemized Description

Line	Year	RB Exempt	CD	QTY	Description	Year	Dep Yrs	SRO	Cost	% GD	FCT	Value	BETE Exempt
1	4		4	1	KYOCERA S1940 LASER PRINTER	2012	3	0	685	60	100	411	
2	4		4	1	DIGI PORT SERVER TS3	2013	3	0	426	70	100	298	
3	4		4	1	KYOCERA S1940 LASER PRINTER	2013	3	0	685	70	100	480	
4	4		4	1	KYOCERA S1940 LASER PRINTER	2013	3	0	685	70	100	480	
5	4		4	1	KYOCERA S1940 LASER PRINTER	2013	3	0	685	70	100	480	
6	4		4	1	KYOCERA S1940 LASER PRINTER	2013	3	0	685	70	100	480	

Cost Summary

Category	Leased	Itemized	Ratio	Assessment	BETE Exempt
COMPUTER EQUIPMENT		2,629	1.00	2,600	
Totals		2,629	1.00	2,600	

To Charles DiPerri, Constable, of the Town of Wiscasset in the County of Lincoln.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Wiscasset, in said County and State, qualified by law, to vote in Town affairs to meet at the Wiscasset Community Center on Tuesday, the 5th day of November AD, 2013 from 8:00 A.M. until 8:00 P.M., then and there to act on the following articles:

Article 1. To elect a moderator to preside at said meeting.

SUSAN BLAGDEN WAS ELECTED MODERATOR. JOAN BARNES APPOINTED DEPUTY MODERATOR.

And to vote by secret ballot on the following articles:

Article 2. Do you favor the withdrawal of the Town of Wiscasset from Regional School Unit 12 subject to the terms and conditions of the Withdrawal Agreement dated May 9, 2013?

YES-613

NO-280

WORDS OF EXPLANATION

ARTICLES THREE AND FOUR PRESENT ALTERNATE WAYS TO PAY FOR THE TOWN'S WITHDRAWAL FROM RSU 12. SINCE THEY ARE ALTERNATES, YOU SHOULD VOTE YES ON ONE ARTICLE AND NO ON THE OTHER.

Article 3. If the RSU Withdrawal article above passes, do you favor funding the costs of withdrawal by authorizing the Treasurer and the Chairperson of the Board of Selectmen to issue general obligation securities of the Town of Wiscasset (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$2,000,000 and to delegate to the Treasurer and the Chairperson of the Board of Selectmen the discretion to fix the date(s), maturity(ies), interest rate(s), denomination(s), place(s) of payment, form and other detail of said securities, including execution and delivery of said security(ies) and to provide for the sale thereof.

YES-522

NO-330

Explanatory note: This article authorizes a bond not to exceed \$2.0 million to finance the withdrawal costs.

Board of Selectmen recommendation: **4 - Favor; 1 - Oppose**

Budget Committee recommendation: **3 - Favor; 5 - Oppose**

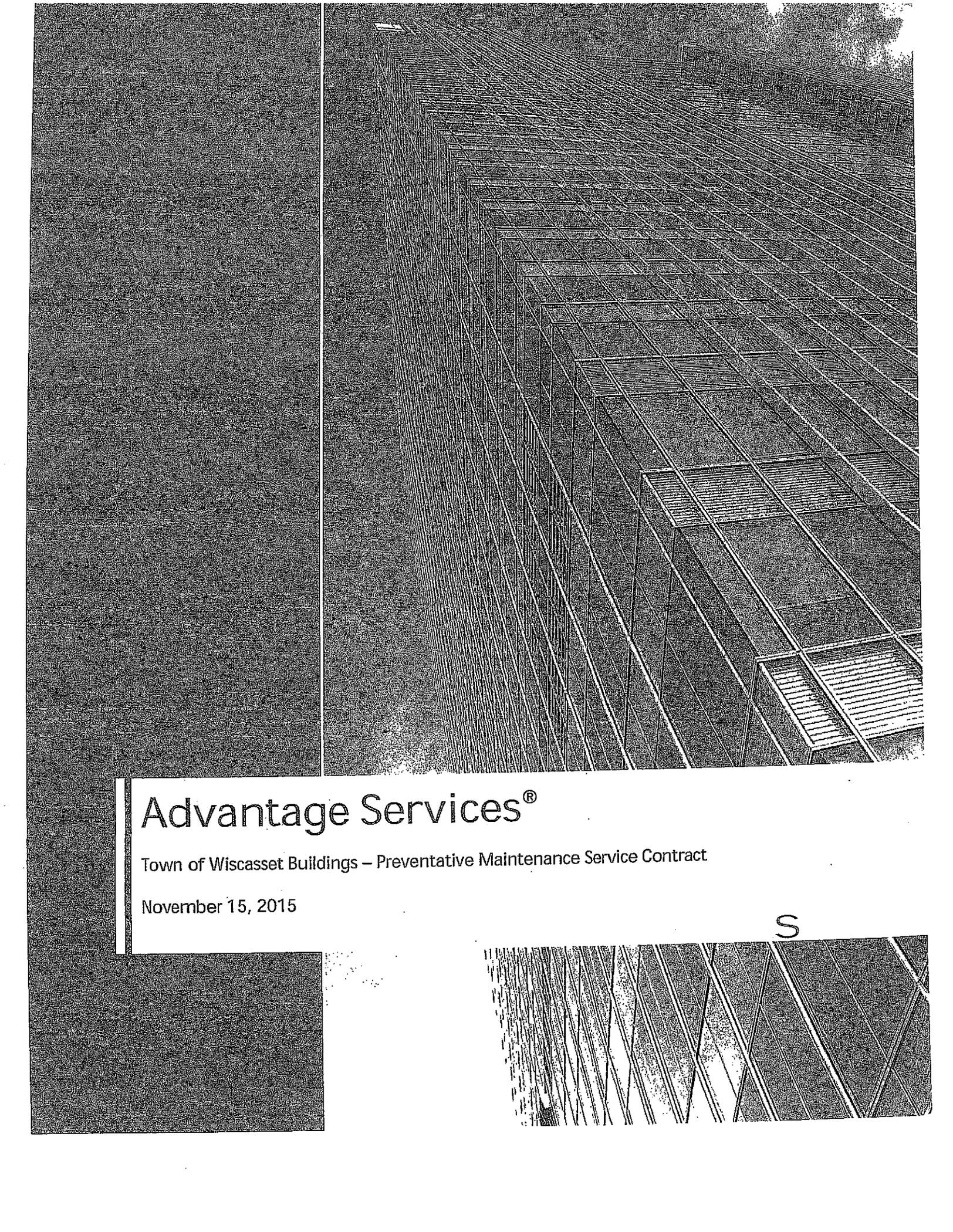
NOTE: 30-A M.R.S.A. Section 2528(5)(B) requires the recommendations of the Municipal Officers and the Budget Committee when a secret ballot article requests an appropriation of money.

Wiscasset School Department - Cash Flow Statement for FY 2015

Warrant #	Date	EXPENDITURES		REVENUE		Notes *	BALANCE
		AP	PR	TOWN	OTHER		
	7/1/2014		244,155.83 #	244,155.83		Lump Sum, Retirements	
1	7/11/2014	* 182,567.00	235,339.28 #	685,105.31		Front Loaded costs such as insurance, annual fees, MSMA dues,	
2	7/25/2014	* 132,567.00	236,189.24 #		107,880.14	Front Loaded costs such as insurance, annual fees, MSMA dues,	
		315,134.00	715,684.35	929,261.14	107,880.14		
	July:		1,030,818.35		1,037,141.28		6,322.93
3	8/8/2014	57,567.00	235,339.28 #	1,250,000.00			
4	8/22/2014	57,567.00	235,339.28 #				
		115,134.00	470,678.56	1,250,000.00			
	August:		585,812.56		1,250,000.00		670,510.37
5	9/5/2014	57,567.00	296,589.00		107,880.14		
6	9/19/2014	57,567.00	296,589.00				
		115,134.00	593,178.00		107,880.14		
	September:		708,312.00		107,880.14		70,078.51
7	10/3/2014	57,567.00	296,589.00	777,000.00	107,880.14		
8	10/17/2014	57,567.00	296,589.00				
9	10/31/2014	57,567.00	296,589.00		107,880.14		
		172,701.00	889,767.00	777,000.00	215,760.28		
	October:		1,062,468.00		992,760.28		370.79
10	11/14/2014	57,567.00	296,589.00	276,000.00	325,000.00	Tuition payments begin	
11	11/28/2014	57,567.00	296,589.00		107,880.14		
		115,134.00	593,178.00	276,000.00	432,880.14		
	November:		708,312.00		708,880.14		938.93
12	12/12/2014	57,567.00	296,589.00	708,000.00			
13	12/26/2014	57,567.00	296,589.00				
		115,134.00	593,178.00	708,000.00			
	December:		708,312.00		708,000.00		626.93
14	1/9/2015	57,567.00	296,589.00	200,000.00	107,880.14		
15	1/23/2015	57,567.00	296,589.00		400,000.00	Federal reimb begins (LE, Title IA)	
		115,134.00	593,178.00	200,000.00	507,880.14		
	January:		708,312.00		707,880.14		195.07
16	2/6/2015	57,567.00	296,589.00	610,000.00	107,880.14		
17	2/20/2015	57,567.00	296,589.00				
		115,134.00	593,178.00	610,000.00	107,880.14		
	February:		708,312.00		717,880.14		9,763.21
18	3/6/2015	57,567.00	296,589.00	200,000.00	107,880.14		
19	3/20/2015	57,567.00	296,589.00		400,000.00		
		115,134.00	593,178.00	200,000.00	507,880.14		
	March:		708,312.00		707,880.14		9,331.35
20	4/3/2015	57,567.00	296,589.00	600,000.00	107,880.14		
21	4/17/2015	57,567.00	296,589.00				
		115,134.00	593,178.00	600,000.00	107,880.14		
	April:		708,312.00		707,880.14		8,899.49
22	5/1/2015	57,567.00	296,589.00	770,000.00	107,880.14		
23	5/15/2015	57,567.00	296,589.00		75,000.00		
24	5/29/2015	57,567.00	296,589.00		107,880.14		
		172,701.00	889,767.00	770,000.00	290,760.28		
	May:		1,062,468.00		1,060,760.28		7,191.77
25	6/12/2015	57,567.00	296,589.00	200,000.00	400,000.00		
26	6/26/2015	57,567.00	296,589.00		107,880.14		
		115,134.00	593,178.00	200,000.00	507,880.14		
	June:		708,312.00		707,880.14	Variance is due to receipt of federal funds and WD funds	6,759.91
			# Out of \$2,000,000 bond				
		1696742	7711320.91	6,520,261.14	2,594,561.68		
			9408062.91				

Expense Detail Report
Department(s): E 60-01-90-63 - E 60-01-90-63
July to June

Account-----	Date	Jrnl	Desc---	Current Budget	Debits	Credits	Unexpended Balance
60 - RSU				0.00	0.00	0.00	0.00
01 - RSU				0.00	0.00	0.00	0.00
90 - Miscellaneous				0.00	0.00	0.00	0.00
63 - RSU TRACKING				0.00	0.00	0.00	0.00
	07/15/14	A 0004	INTRM SUP SALARY 7/2-15		2,500.00	0.00	
	07/15/14	A 0004	MEDICAL REIMB 7/2-15/14		55.00	0.00	
	07/15/14	A 0004	MACBOOK PRO/PROTEC PLN		2,138.00	0.00	
	07/15/14	A 0004	INTERIM SUPER SALARY		2,500.00	0.00	
	07/15/14	A 0004	MEDICAL REIMBURSEMENT		55.00	0.00	
	07/24/14	A 0082	JULY 1ST SCHOOL EXP		580,200.62	0.00	
	07/24/14	A 0082	JULY 1ST SCHOOL EXPENSES		160,638.00	0.00	
	08/08/14	G 0182	EMPLOYEE SUMMER SALARIES		0.00	580,200.62	
	08/08/14	G 0182	RSU PAYOFF BUS DEBT		0.00	160,638.00	
	08/08/14	G 0183	RSU PAYOFF BUS DEBT		160,638.00	0.00	
	08/08/14	G 0183	EMPLOYEE SUMMER SALARIES		580,200.62	0.00	
			July	0.00	1,488,925.24	740,838.62	-748,086.62
	08/05/14	A 0036	DESK/PEDESTAL/SHELL 7/15		569.85	0.00	
	08/05/14	A 0036	2X4X8'S, DRYWL, JOINT CMP		89.90	0.00	
	08/05/14	A 0036	MBP 15.4/2 CO2MX2F7FD56		1,899.00	0.00	
	08/05/14	A 0036	DOOR/JAM/CASING/HINGES		175.51	0.00	
	08/05/14	A 0036	RELETTER BUSES/VANS		625.00	0.00	
	08/05/14	A 0036	MICROSOFT OFFICE MAC/MEDI		506.00	0.00	
	08/05/14	A 0036	APP FOR MACBOOK PRO 7/2		239.00	0.00	
	08/05/14	A 0036	ACCT #3926 BRDMNSHP SERV		350.10	0.00	
	08/05/14	A 0036	DATA VOICE CBL INSTL 7/15		976.30	0.00	
	08/05/14	A 0036	WISCASSET SCHL START-UP		2,584.54	0.00	
	08/05/14	A 0036	LABOR /TRAVEL RESTRIC LNS		150.00	0.00	
	08/05/14	A 0036	HIGH BACK MESH 7/15		147.65	0.00	
	08/18/14	A 0177	PHONE REIMBURSEMENTS		104.40	0.00	
			August	0.00	8,417.25	0.00	-756,503.87
	09/02/14	A 0232	LAUAN/SPLIT JAM 7/24		175.51	0.00	
	09/02/14	A 0232	ORD #5226094 7/28 LOCKSET		387.26	0.00	
	09/02/14	A 0232	RORD #5224672 WD 3070 RF		928.10	0.00	
	09/02/14	A 0232	TRAINING W.DASHIELL 7/22		1,762.50	0.00	
	09/02/14	A 0232	248KD SPRUCE DRYWALL 7/21		89.90	0.00	
	09/02/14	A 0232	FIRECODE DRYWALL/MID SCHL		146.16	0.00	
	09/16/14	A 0310	7/28 SUPER SCHL AIRCONDI		309.00	0.00	
	09/09/14	W 0320	09/09/2014 C/R		0.00	265.41	
			September	0.00	3,798.43	265.41	-760,036.89
	10/07/14	A 0372	MILEAGE INTERM SUPER		1,120.56	0.00	
	10/07/14	A 0372	SCHOOL WYN DORR 8/1		81.00	0.00	
	10/21/14	A 0490	7/3PERSONNEL COSTS WISC		5,000.00	0.00	
	10/21/14	A 0490	8/7 SUPER PHN SERVICE		233.10	0.00	
			October	0.00	6,434.66	0.00	-766,471.55
	06/30/15	A 2042	BONDS/WITHDRWL AGRMT		80,089.74	0.00	
			June	0.00	80,089.74	0.00	-846,561.29
			Object.....	0.00	1,587,665.32	741,104.03	-846,561.29
			Expense.....	0.00	1,587,665.32	741,104.03	-846,561.29
			Division....	0.00	1,587,665.32	741,104.03	-846,561.29
			Department..	0.00	1,587,665.32	741,104.03	-846,561.29
Final Totals				0.00	1,587,665.32	741,104.03	-846,561.29



Advantage Services®

Town of Wiscasset Buildings – Preventative Maintenance Service Contract

November 15, 2015

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SIEMENS

Advantage Services

Town of Wiscasset Buildings – Preventative Maintenance Service Contract
November 15, 2015

1 Overview

1.1 Executive Summary

You have made a significant investment in your facility and its complex technical systems which are critical to the profitability and productivity of your overall business. This proposed service solution, our Service Agreement, will proactively serve to protect that substantial investment through a program of planned service tasks by our trained technical staff.

This Service Agreement has been specifically developed to support your unique facility, and the services provided herein will help you in achieving your facility goals.

1.2 Siemens Capabilities & Commitment to Our Customers

Siemens Industry, Inc. is the leading single-source provider of cost-effective facility performance solutions for the comfort, life safety, security, energy efficiency and operation of some of the most technically advanced buildings in the world. Siemens is pleased to offer this proposal for technical support services to your facility. For more than 150 years, Siemens has built a culture of long-term commitment to customers through innovation and technology. We are confident that we have the capabilities to meet your critical facility needs today and in the future, and we look forward to the opportunity to serve you.

2 Service Solution

2.1 HVAC SERVICES

2.1.1 Account Management

Quality Assurance

Through implementation of our Quality Assurance process, Siemens will ensure that our delivered services are of the highest quality. We will meet with you to discuss our performance and your satisfaction with the quality of service that is being provided under your Advantage Services Agreement. We will discuss the performance of your systems, your facility, and make recommendations for improvements. We can discuss recommendations for changes in the service program to better meet your changing needs. We also augment this program with periodic customer satisfaction telephone surveys of your key staff members.

2.1.2 Mechanical Systems Technical Support Services

Emergency Onsite Response: Monday through Sunday, 24 Hours per Day

Emergency Onsite Response will be provided to reduce the costs and disruptions of downtime when an unexpected problem does occur. Siemens will provide this service between scheduled service calls and respond onsite at your facility within 4 hours for critical emergencies, or within 24 hours for non-emergency conditions, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency. Critical emergencies, as determined by your staff and Siemens, are failures at a system level that would result in the loss of the operation of an entire section of a building or place the facility at high risk. Non-emergency conditions, as determined by your staff and Siemens, are failures at an individual component level resulting in minimal impact to the overall operation of the facility. Non-emergency conditions, as determined by your staff and Siemens, may be incorporated into the next scheduled service call. *Repair Labor and Materials are not included within the scope of this contract based upon the listed equipment pages by location.*

Start-Up Inspection

Through this service we will help to assure optimum system performance and safety, and assure the mechanical equipment is ready for the new operating season. We will provide start-up services in accordance with a program of standard routines as determined by our experience, the equipment manufacturer's published recommendations, equipment application, and location. You will find a detailed list of the tasks included with this service in the Equipment Tasking section of this service agreement. This service will focus on equipment operation, fluid levels, operating and safety controls, and safe equipment operation. The equipment included under this service is itemized in the List of Maintained Equipment in this service agreement.

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Annual Maintenance

We will perform scheduled annual preventive maintenance in accordance with a program of standard routines as determined by our experience, equipment application, and equipment operating hours that are recommended by each equipment manufacturer and location. This service is designed to optimize the reliability and efficiency of the equipment, extend the useful life of your equipment, and provide you with possible indications of excessive wear and damage to your systems before a catastrophic failure occurs during the next operating season. Depending on our findings we may also provide recommendations for additional service(s) that will better enhance equipment performance. The equipment included under this service is itemized in the List of Maintained Equipment section of this service agreement.

Preventive Maintenance

We will provide preventive maintenance in accordance with a program of routines as determined by our experience, equipment application and location. The list of field panels and/or devices, included under this service, is identified in the List of Maintained Equipment in this service agreement. Automation controls can drift out of calibration with changes in HVAC component performance characteristics, building use, and climatic conditions. This service will extend equipment life, reduce energy consumption, and reduce the risk of costly and disruptive breakdowns.

Seasonal Inspection- Heating

Through this service we will help to assure optimum heating system performance and safety, and assure the mechanical equipment is ready prior to the heating season. We will provide seasonal inspection services in accordance with a program of standard routines as determined by our experience, the equipment manufacturer's published recommendations, equipment application, and location. This service is designed to optimize the reliability and efficiency of the equipment, and provide you with possible indications of excessive wear and damage to your systems to minimize the possibility of catastrophic failure during the next operating season. This service will focus on equipment operation, fluid levels, operating and safety controls, and safe equipment operation. A list of covered equipment and the frequency of the inspection service for heating equipment is included in the List of Maintained Equipment section of this service agreement.

Combustion Analysis & Adjustment

We will utilize electronic flue gas analysis to perform combustion analysis whereby we adjust the burner controls and linkages as required for efficiency and pollution control. If existing equipment cannot meet current pollution requirements, we will make recommendations for system improvements. The equipment included under this service is itemized in the List of Maintained Equipment in this service agreement.

Fireside Brush Cleaning

Through this service we will clean soot ash and debris, allowing for better heat transfer and system efficiency. We will open the fire side of boiler and brush fire tubes, remove soot and debris from the fireside of the boiler, inspect tubes, burners and burner throat, fire box and door refractory, and close boiler doors with new gaskets and door seals. Upon completion of this service we will provide recommendations for corrective action(s), if uncovered. The equipment included under this service is itemized in the List of Maintained Equipment in this service agreement.

Heating Systems / HW - Cast Iron Boilers

Start-Up Inspection

- Refill boiler as necessary
- Restore power and fuel supply
- Calibrate safety and operating controls
- Lubricate per OEM recommendations
- Verify operation of all safety controls
- Start boiler and perform operating inspection

Seasonal Inspection

- Perform operating inspection and shut down boiler
- Lockout and tag out power and secure fuel supply
- Service burner and fuel system as necessary
- Drain boiler as necessary
- Service water level controls and gauge glass
- Complete insurance inspection paperwork

Heating Systems / Power Burners/ light oil

(a) Start-Up Inspection

- Service burner and fuel system as necessary
- Inspect ignition wiring and tighten connections
- Check gas valve, oil pre-heater, and fuel oil pump
- Lubricate per OEM recommendations
- Verify operation of all safety controls
- Perform operating inspection

Heating Systems / Domestic Hot Water Heater

- (b) Start-Up Inspection
 - Service burner and fuel system as necessary
 - Check all electrical wiring and tighten connections
 - Calibrate safety and operating controls
 - Verify operation of all safety controls

Pumps / Pumps

- (c) Start-Up Inspection
 - Check shaft alignment
 - Inspect packing and seal for leakage
 - Visually inspect and evaluate operating conditions
 - Check for unusual vibration or noise

2.1.3 Mechanical Ventilation - HVAC

Emergency Onsite Response: Monday through Sunday, 24 Hours per Day

Emergency Onsite Response will be provided to reduce the costs and disruptions of downtime when an unexpected problem does occur. Siemens will provide this service between scheduled service calls and respond onsite at your facility within 4 hours for critical emergencies, or within 24 hours for non-emergency conditions, Monday through Sunday, 24 hours per day, including Holidays, upon receiving notification of an emergency. Critical emergencies, as determined by your staff and Siemens, are failures at a system level that would result in the loss of the operation of an entire section of a building or place the facility at high risk. Non-emergency conditions, as determined by your staff and Siemens, are failures at an individual component level resulting in minimal impact to the overall operation of the facility. Non-emergency conditions, as determined by your staff and Siemens, may be incorporated into the next scheduled service call. *Repair Labor and Materials are not included within the scope of this contract based upon the listed equipment pages by location.*

SIEMENS

Annual Maintenance

We will perform scheduled annual preventive maintenance in accordance with a program of standard routines as determined by our experience, equipment application, and equipment operating hours that are recommended by each equipment manufacturer and location. This service is designed to optimize the reliability and efficiency of the equipment, extend the useful life of your equipment, and provide you with possible indications of excessive wear and damage to your systems before a catastrophic failure occurs during the next operating season. Depending on our findings we may also provide recommendations for additional service(s) that will better enhance equipment performance. The equipment included under this service is itemized in the List of Maintained Equipment section of this service agreement.

Quality Assurance

Through implementation of our Quality Assurance process, Siemens will ensure that our delivered services are of the highest quality. We will meet with you to discuss our performance and your satisfaction with the quality of service that is being provided under your Advantage Services Agreement. We will discuss the performance of your systems, your facility, and make recommendations for improvements. We can discuss recommendations for changes in the service program to better meet your changing needs. We also augment this program with periodic customer satisfaction telephone surveys of your key staff members.

2.1.4 Mechanical Ventilation – HVAC

Annual Maintenance

We will perform scheduled annual preventive maintenance in accordance with a program of standard routines as determined by our experience, equipment application, and equipment operating hours that are recommended by each equipment manufacturer and location. This service is designed to optimize the reliability and efficiency of the equipment, extend the useful life of your equipment, and provide you with possible indications of excessive wear and damage to your systems before a catastrophic failure occurs during the next operating season. Depending on our findings we may also provide recommendations for additional service(s) that will better enhance equipment performance. The equipment included under this service is itemized in the List of Maintained Equipment section of this service agreement.

Start-Up Inspection

Through this service we will help to assure optimum system performance and safety, and assure the mechanical equipment is ready for the new operating season. We will provide start-up services in accordance with a program of standard routines as determined by our experience, the equipment manufacturer's published recommendations, equipment application, and location. You will find a detailed list of the tasks included with this service in the Equipment Tasking section of this service agreement. This service will focus on equipment operation, fluid levels, operating and safety controls, and safe equipment

Air Cooled Condenser Coil Cleaning

Through this service we will improve airflow across condenser coils, and improve heat transfer. This service will extend the life of the compressors. Coil cleaning consists of cleaning the outside surface of the condensing unit coils to remove any airborne particles, dirt build-up by using a brush, high pressure air, chemical with low pressure wash or chemical with high pressure wash at our discretion based on condition of outside environment and coil accessibility. The equipment included under this service is itemized in the List of Maintained Equipment in this service agreement.

Built Up Units – Air Handling Units (Filter Changes 3 times Per year)

- (a) Operating Inspection - Heating
 - Confirm fan operation
 - Record motor amps and voltage
 - Inspect overall condition
 - Check bearing temperature
 - Check belt tension and condition
 - Lubricate per OEM recommendations

- (b) Seasonal Inspection - Heating
 - Confirm fan operation
 - Record motor amps and voltage
 - Inspect overall condition
 - Check starter contacts and electrical connections
 - Replace belts and check sheaves
 - Lubricate per OEM recommendations

Unit Ventilators / Cabinet Unit Heaters

- (c) Operating Inspection - Heating
 - Inspect overall condition
 - Confirm heating coil operation
 - Lubricate per OEM recommendations
 - Calibrate safety and operating controls

- (d) Seasonal Inspection - Heating
 - Inspect overall condition
 - Service heating coil as necessary
 - Calibrate safety and operating controls
 - Check starter contacts and electrical connections

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- Lubricate per OEM recommendations

Operator Coaching

Through our individual Operator Coaching, we will review and reinforce learned skills, leading to greater operator knowledge and productivity. This service will insure your operator's gain full utilization of the system implemented in your facility. Siemens will assist your staff in identifying, verifying and resolving problems found in executing daily tasks. During the coaching sessions, we can address log book and system issues, assist your operators in becoming more self-sufficient, and improve the skills of your operators to better meet the needs of your facility and their specific job responsibilities.

Service Team

An important benefit of your Service Agreement derives from having the trained service personnel of Siemens Industry, Inc. familiar with your building systems. Our implementation team of local experts provides thorough, reliable service and scheduling for the support of your system.

The following list outlines the service team that will be assigned to the service agreement for your facility.

Your Assigned Team of Service Professionals will include:

Darryl Joudrey, Your Sales Account Representative manages the overall strategic service plan based upon your current and future service requirements.

David Anthony, Your Service Account Engineer is responsible for ensuring that our contractual obligations are delivered, your expectations are being met and you are satisfied with the delivery of our services.

Matt Puccio, Your Primary Service Mechanic - is responsible for performing the ongoing service of your Mechanical systems.

Adam Hodgkins, Your Secondary Service Technician - is responsible for performing the ongoing service of your Automation Control systems.

Paul Doughty, Your Service Operations Manager - is responsible for managing the delivery of your entire support program and service requirements.

Celeste London, Your Service Coordinator is responsible for scheduling your planned maintenance visits, and handling your emergency situations by taking the appropriate action.

Cheryl Cadmus, Your Service Administrator is responsible for all service invoicing including both service agreement and service projects.



Siemens Industry, Inc.

Signature Page and Investment By and Between:

Siemens Industry, Inc.
66 Mussey Road
Scarborough, ME 04074
Darryl Joudrey
(207) 885-4100

Town of Wiscasset Buildings
51 Bath Road
Wiscasset, ME 04578
Marianne Anderson
207-882-8200

Services shall be provided at Town of Wiscasset Buildings.

Siemens shall provide Preventative Maintenance services as outlined in the attached proposal dated November 15, 2015 and the attached Terms and Conditions.

Duration: This agreement shall remain in effect for an Initial Term of 5 Years beginning December 1, 2015 and consecutively from year to year thereafter.

Please look at the three options listed below.

Investments:	Option 1 for all Town of Wiscasset Buildings			
<input type="checkbox"/> Year 1	12/1/2015 to 11/30/2016	\$ 16,047	annually	paid \$16,407 annually
Year 2	12/1/2016 to 11/30/2017	\$ 16,529	annually	paid \$16,529 annually
Year 3	12/1/2017 to 11/30/2018	\$ 17,025	annually	paid \$17,025 annually
Year 4	12/1/2018 to 11/30/2019	\$ 17,536	annually	paid \$17,536 annually
Year 5	12/1/2019 to 11/30/2020	\$ 17,536	annually	paid \$17,536 annually

<input type="checkbox"/>	Option 2 for Town of Wiscasset Office Building, Community Building and Sewer Plant			
Year 1	12/1/2015 to 11/30/2016	\$ 13,401	annually	paid \$13,401 annually
Year 2	12/1/2016 to 11/30/2017	\$ 13,803	annually	paid \$13,803 annually
Year 3	12/1/2017 to 11/30/2018	\$ 14,217	annually	paid \$14,217 annually
Year 4	12/1/2018 to 11/30/2019	\$ 14,644	annually	paid \$14,644 annually
Year 5	12/1/2019 to 11/30/2020	\$ 14,644	annually	paid \$14,644 annually

<input type="checkbox"/>	Option 3 for Town of Wiscasset Office, Community Building			
Year 1	12/1/2015 to 11/30/2016	\$ 11,964	annually	paid \$11,964 annually
Year 2	12/1/2016 to 11/30/2017	\$ 12,323	annually	paid \$12,323 annually
Year 3	12/1/2017 to 11/30/2018	\$ 12,693	annually	paid \$12,693 annually
Year 4	12/1/2018 to 11/30/2019	\$ 13,074	annually	paid \$13,074 annually
Year 5	12/1/2019 to 11/30/2020	\$ 13,074	annually	paid \$13,074 annually

SIEMENS

Applicable sales taxes are not included in the price of this proposal. Prices quoted in this proposal are firm for 30 days.

Proposal accepted by:
Marianne Anderson
Town Manager
Town of Wiscasset Buildings

Proposal submitted by:
Darryl Joudrey
Account Development Manager
Siemens Industry, Inc.

Signature Date

Signature Date

P.O.# _____

Jeffrey Goranson
Branch Manager

Customer purchase order included as an attachment to this agreement and will be referenced on invoices.

Or

Customer purchase order not required. Invoices will be approved and processed with signature of authorized customer representative.

Signature Date

The Customer acknowledges that when approved by the Customer and accepted by Siemens Industry, Inc.: (i) the Proposal and the Contract Terms and Conditions, (together with any other documents incorporated into the forgoing) shall constitute the entire agreement of the parties with respect to its subject matter (collectively, hereinafter referred to as the "Agreement") and (ii) in the event of any conflict between the terms and conditions of the Proposal and the terms and conditions of The Contract Terms and Conditions, the Contract Terms and Conditions shall control. BY EXECUTION HEREOF, THE SIGNER CERTIFIES THAT (S)HE HAS READ ALL OF THE TERMS AND CONDITIONS AND DOCUMENTS, THAT SIEMENS INDUSTRY, INC. OR ITS REPRESENTATIVES HAVE MADE NO AGREEMENTS OR REPRESENTATIONS EXCEPT AS SET FORTH THEREIN, AND THAT (S)HE IS DULY AUTHORIZED TO EXECUTE THE SIGNATURE PAGE ON BEHALF OF THE CUSTOMER.