

Public Notice

The Town of Wiscasset is looking to obtain a loan/grant in amount of \$1.1 Million Dollars for the purpose of upgrading the Town's sewer system from the USDA, Rural Development. This application will be discussed at the next public Board of Selectmen meeting on October 16, 2012 at 7 pm.



Town of Wiscasset

Notice Town of Wiscasset Public Hearing

The Board of Selectmen will hold a Public Hearing on Tuesday, October 16th at the Wiscasset Town Office Hearing Room at 7:15 p.m. for the purpose of adopting MMA's new October 1, 2012 – September 30, 2013 General Assistance Appendix C regarding an increase in the overall housing maximums.

**GENERAL ASSISTANCE ORDINANCE
APPENDICES C
2012-2013**

The Municipality of _____ adopts the MMA Model Ordinance GA Appendices C for the period of October 1, 2012 — September 30, 2013. 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)

Non-Metropolitan FMR Areas

Housing Maximums - New

<u>Knox County</u>	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
Bedrooms				
0	128	552	144	619
1	128	552	144	619
2	150	645	175	752
3	197	846	228	979
4	209	899	252	1083
Lincoln County				
	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
Bedrooms				
0	119	513	132	568
1	124	535	145	622
2	159	684	184	791
3	200	862	231	995
4	207	889	244	1048
Oxford County				
	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
Bedrooms				
0	87	374	107	462
1	101	434	118	509
2	110	472	142	611
3	157	673	197	847
4	209	900	258	1109
Piscataquis County				
	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
Bedrooms				
0	96	413	111	479
1	103	441	125	539
2	123	527	154	663
3	157	675	196	844
4	157	675	205	881
Somerset County				
	<u>Unheated</u>		<u>Heated</u>	
	Weekly	Monthly	Weekly	Monthly
Bedrooms				
0	94	405	115	493
1	94	405	117	504
2	107	459	140	600
3	155	666	195	840
4	155	666	195	840

Housing Maximums - OLD

Appendix C

Effective: 10/01/11-10/01/12

Non-Metropolitan FMR Areas

<u>Knox County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		94	405	107	460
1		126	541	143	614
2		137	590	161	691
3		191	821	220	948
4		209	899	252	1083
<u>Lincoln County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		119	513	132	568
1		123	528	140	601
2		144	619	167	720
3		172	741	202	868
4		172	741	202	869
<u>Oxford County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		75	321	88	378
1		101	434	118	509
2		110	472	134	577
3		151	648	181	778
4		184	792	227	978
<u>Piscataquis County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		96	413	111	479
1		103	441	125	539
2		123	527	154	663
3		157	675	196	844
4		157	675	205	881
<u>Somerset County</u>		<u>Unheated</u>		<u>Heated</u>	
Bedrooms		Weekly	Monthly	Weekly	Monthly
0		74	319	87	376
1		91	393	109	468
2		103	443	127	548
3		154	661	184	791
4		154	661	191	821

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WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 2, 2012

Preliminary Minutes

tape-recorded meeting

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

1. Call to Order

Chair Pam Dunning called the meeting to order at 7 p.m.

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

3. Public Hearing for the November Election

A. Draft Subdivision Ordinance: Town Planner Misty Parker said the Subdivision Ordinance had been amended to comply with the state statute; it includes more information for the applicant and for the planning board, and offers more flexibility with the provision for waivers. The amended ordinance also provides for open space subdivisions, a recommendation of the comprehensive plan.

B. Draft Site Plan Review Ordinance: Parker said several of the criteria of the review process had been changed to provide more flexibility; review periods have been shortened for small or uncomplicated projects, requiring fewer meetings.

Ed Polewarczyk objected to both ordinances; he felt they were strong on prevention but did not encourage businesses and subdivisions and would be a detriment to economic development.

C. Conveyance of Montsweag Brook Parcel: Town Manager Laurie Smith said the parcel had been offered to the town by CMP and is subject to covenants required by the DEP that the land be forever preserved in compensation for other properties in the state that had been disturbed by CMP. The property was offered to Chewonki Foundation and another environmental group, at which time the Town contacted CMP and expressed interest in the property. Research on the access to the property and necessary dam work was done and it was determined that an access road will be needed at an estimated cost of ± \$60,000. CMP will give the town \$100,000 for maintenance; however, that may not be enough. Although the voters approved the conveyance of the property in June, the Board of Selectmen has asked that the matter be brought back to the voters in November with the additional information on cost.

Ed Polewarczyk said conveyance of the property owned by CMP to the town or another entity would be a tax increase for the residents of the town; however, the town has no control over that. He said the issue was whether Wiscasset wanted to control the dam with the financial responsibility. It is used for fire suppression in the area and if conveyed to another entity, the dam might be removed. One requirement, if ownership were transferred to the town, would be to mark the boundaries, which are now poorly marked. In addition, there is an undefined easement for the access road on the Woolwich side of the dam, which would require research before the road could be built. He concluded that \$100,000 would be insufficient, creating a financial liability for the town.

Pam Dunning agreed with Polewarczyk's remarks and said that \$100,000 would not be enough to abide by the covenants. It was her opinion that the matter should be brought back to the voters with the additional information.

In discussion on the road, Bob Blagden questioned the \$60,000 cost estimated for the road, inquired into the type of equipment needed and said that the matter should not be voted on until the board had better information and an accurate cost was determined.

Laurie Smith said if the town wanted more information, an engineer could be hired to inspect the dam and further legal work could be done by the town attorney, all of which would cost money.

Judy Colby said she was opposed to bringing the matter back for a vote; it was known before the June vote that there was no access from Woolwich and she didn't understand why the matter was being brought back.

The public hearing was closed at 7:35 p.m.

Ed Polewarczyk moved to certify the official text of the proposed subdivision ordinance. Vote 5-0-0. Bill Curtis moved to certify the official text of the proposed site plan review ordinance. Vote 5-0-0.

4. Approval of Treasurer's Warrant: September 25, 2012 and October 2, 2012

Judy Colby moved to approve the September 25, 2012 Treasurer's Warrant. Vote 5-0-0. The October 2, 2012 warrant was amended to reduce it by \$425.86. **Ed Polewarczyk moved to approve the Treasurer's Warrant of October 2, 2012 as amended. Vote 5-0-0.**

5. Approval of Minutes: September 18, 2012

Ed Polewarczyk moved to approve the minutes of September 18, 2012. Vote 4-0-1.

6. Special Presentations or Awards - none

7. Appointments - none

8. Public Comment

Bob Blagden said he had attended a recent Appeals Board meeting that had been postponed because the CEO had not been present. A new attorney had come from Portland for the meeting and will have to come back for another meeting, incurring travel expense. He said it would be hard to fill Dennis Jumper's shoes, but recommended that an attorney who would not have to travel so far be sought to save money.

In response to Joe Piccarillo's question on the trash trailer, Dunning said that a ram from Rockland had been installed and the trailer was functional. The ram was obtained at no charge in exchange for the town's glass crusher.

Debby Jones asked for permission to hang decorated bras in front of the Municipal Building to make citizens aware of the importance of breast cancer awareness month. She will also be asking the state for permission to hang bras on the bridge. She showed examples of the decorated bras. Pam Dunning said she supported the cause but asked whether pink lights might better fit in with the historic district. Although Judy Colby and Ed Polewarczyk supported the cause, they did not support the request. **Jeff Slack moved to allow the decorated bras to be shown in the Municipal Building conference room during the month of October in support of breast cancer awareness month. Vote 3-2-0.** An explanation will be posted in the conference room.

9. Department Head or Committee Chair Report - none

10. Unfinished Business

A. Spirit of American Volunteer Award

Ed Polewarczyk nominated the Two Bridges Regional Jail Program Department Volunteers for the Spirit of America award this year. He said the volunteers' work had been significant in reducing repetitive behaviors. Pam Dunning read the list of services provided by the volunteers and said the award would be presented at the next meeting on October 16. **Vote 5-0-0.**

B. Wiscasset Road Safety Audit 2012

Bill Curtis asked that any motion made by the board apply to only Wiscasset. The board discussed the 2012 Safety Audit, which was revised following a September 26 meeting with the selectmen from Edgecomb. In the audit, the DOT listed the recommendations and indicated whether and when each would be pursued and by whom. Bill Curtis referred to the left turn off Route 1 northbound (on page 5) and recommended that this be discussed again because there was enough room for a turning lane. Pam Dunning said that if the breakdown lane at this point were used, it would require additional paving. In accordance with the MDOT request, **Judy Colby moved that the Board of Selectmen recognize the various safety issues identified in the 2012 Road Safety Audit and agree to partner with property owners and MaineDOT to resolve them. Furthermore, the Board agrees:**

- 1. The items on the audit list which are not supported by the MaineDOT (listed as "NO") are hereby dismissed from further consideration;**
- 2. The items on the list supported by MaineDOT (listed as a "Yes") and "Short-Term" will be implemented within one year; and**
- 3. All remaining items on the list supported by MaineDOT (listed as "Yes" or "Possibly") and "Mid-Term" or "Long-Term" remain potential action items pending further evaluation and consideration by MaineDOT and the Board of Selectmen. Vote 5-0-0.**

Gerry Audibert will be notified about the item on page 5.

The DOT will not paint the crosswalk diagonally from Lee Street to Bradford Road, as it does not conform to state policy. If the town wants a crosswalk, it would have to paint it, which might present liability issues for the town. The subject will be discussed at a later date.

11. New Business

A. Review and sign Lincoln County Tax Commitment

Ed Polewarczyk moved to sign the Lincoln County Tax Commitment as submitted. Vote 5-0-0.

12. Town Manager's Report

A. Superintendent's Office: Laurie Smith met with a realtor on site to look at the property and discuss value and potential. The realtor will make a proposal but had asked whether the property would be painted and carpeted. The heating pipes have been repaired but the heating system has not been activated. The insurance company has advised that the town can go forward with the electrical work. Smith suggested that the board visit the site to decide what should be done with the building and whether to list it with a realtor, put up a sign or put it out to bid. She said the return would be less if it were put out to bid; listing it may reach a larger market. Dunning recommended visiting the building before the next meeting and discussing it at that time.

B. NIMS Training Requirements: In order to receive federal funding, the town officials are required to attend a NIMS training session. Roland Abbot will set up a mutually agreeable time to have the training session in Wiscasset. November 13 from 6 to 8 p.m. was recommended, but if members wished to attend the session in Nobleboro, they were free to do so.

C. Koehling Property Update: Smith said that the contract with the Tetus had been extended to November 1 in order to allow time for the DEP to complete the paperwork. A closing will take place during October.

D. Montsweag Dam: In response to Smith's question, the board had no further instructions regarding the dam, but recommended that people be advised that the dam had not been inspected.

13. Other Board Business

Executive Session for Labor Negotiations

Ed Polewarczyk moved that the Board of Selectmen go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(D) to discuss labor negotiations. Vote 5-0-0. The Selectmen went into executive session for labor negotiations at 8:32. The board voted to exit executive session at 9:30 p.m. **Vote 4-0-1** (Judy Colby was absent for the vote).

Executive Session for Personnel

The Selectmen entered executive session pursuant to 1 M.R.S.A § 405(6)(A) to discuss personnel issues at 9:31 p.m. with a vote of 4-0-1 (Judy was absent for the vote). The board exited executive session with a vote of 5-0-0 at 9:55.

Jeff Slack moved to extend the town manager's residency requirement through the end of her contract. Vote 5-0-0.

14. Adjournment

Judy Colby moved to adjourn at 9:58 p.m. Vote 5-0-0.

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
OCTOBER 4, 2012

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

1. Call to Order

Chair Pam Dunning called the meeting to order at 5:45 p.m.

2. RSU #12 Election Warrant for November 6, 2012

Motion and second to approve and sign warrant. Vote 4-0-0

3. Adjourn

Motion and second to adjourn @ 5:47.

CERTIFICATE OF APPOINTMENT and APPROVAL
(Title 30, M.R.S.A. 2253)

MUNICIPALITY OF WISCASSET

To SUSAN BLAGDEN, resident of Wiscasset, in the County of Lincoln, and State of Maine: There being a vacancy in the position of WARDEN, the town clerk of the Municipality of Wiscasset does, in accordance with the provisions of the laws of the State of Maine and with the approval of the Board of Selectmen signed below, hereby appoint you as WARDEN within and for the Municipality of Wiscasset, such appointment to be effective November 6th, 2012.

Given under our hand this 16th day of October, 2012.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20__.

Personally appeared the above named SUSAN BLAGDEN who has been duly appointed by the Selectmen as WARDEN in said Municipality, and took oath necessary to qualify him to discharge said duties for the term specified above according to law.

Before me,

Municipal Clerk

CERTIFICATE OF APPOINTMENT and APPROVAL
(Title 30, M.R.S.A. 2253)

MUNICIPALITY OF WISCASSET

To **JOAN BARNES**, resident of Wiscasset, in the County of Lincoln,
and State of Maine: There being a vacancy in the position of **DEPUTY**
WARDEN, the town clerk of the Municipality of Wiscasset does, in accordance
with the provisions of the laws of the State of Maine and with the approval of
the Board of Selectmen signed below, hereby appoint you as **DEPUTY WARDEN**
within and for the Municipality of Wiscasset, such appointment to be effective
November 6th, 2012.

Given under our hand this 16th day of October, 2012.

STATE OF MAINE
COUNTY OF LINCOLN, ss

_____, 20____.

Personally appeared the above named **JOAN BARNES** who has been duly appointed by
the Selectmen as **DEPUTY WARDEN** in said Municipality, and took oath necessary to
qualify him to discharge said duties for the term specified above according to law.

Before me,

Municipal Clerk

Memo

To: Board of Selectmen
From: Rick Lang
Date: 10/10/2012
Re: Junkyard and Automobile Graveyard License Renewals

I have visited each site below and found them to be in compliance with State and Town Automobile Graveyard / Junkyard rules and regulations. I would recommend that the Selectmen approve their licenses for another year.

- Blagden's Garage
- Pro Body Works
- Grover Auto and Tire
- Norm's Used Cars
- Jim's Auto Trim

2012 Municipal Valuation Return



DUE DATE - NOVEMBER 1, 2012 (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 e-mail 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/propertytax

2012 MUNICIPAL VALUATION RETURN

(TITLE 36 §383)

DUE DATE - NOVEMBER 1, 2012 (or within 30 days of commitment, whichever is later)

Wiscasset

Municipality

1. County:

Commitment Date:
month/day/year

2. Municipality

3. 2012 Certified Ratio (Percentage of current just value upon which assessments are based.)

Homestead, Veterans, Blind, and BETE Exemptions, Tree Growth and Farm woodland values must be adjusted by this percentage.

TAXABLE VALUATION OF REAL ESTATE

(Exclude Homestead, Veterans and All Other Categories of Exempt Valuation)

4. Land (include value of transmission and distribution lines, dams and power houses)

5. Buildings

6. Total **taxable** valuation of real estate (sum of lines 4 & 5 above)

(See Tax Rate Calculation Form. Page 10, Line 1)

TAXABLE VALUATION OF PERSONAL PROPERTY

(Exclude Exempt Valuations From All Categories)

7. Production machinery and equipment

8. Business equipment (furniture, furnishings, and fixtures)

9. All other personal property

10. Total **taxable** valuation of personal property (sum of lines 7 through 9 above)

(See Tax Rate Calculation Form. Page 10, Line 2)

OTHER TAX INFORMATION

11. Total taxable valuation of real estate and personal property (sum of lines 6 & 10 above)

(See Tax Rate Calculation Form. Page 10, Line 3)

12. 2012 Property Tax Rate (example .01520)

13. 2012 Property Tax Levy (includes overlay and any fractional gains from rounding)

Note: This is the exact amount of 2012 tax actually committed to the Collector

(See Tax Rate Calculation 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.

b. Total exempt value for all **10,000** Homestead exemptions granted.

c. Total number of fully exempt (valued less than **10,000**) Homestead exemptions granted.

d. Total value for all properties that are fully exempt (valued less than **10,000**) Homestead exemptions granted.

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

f. Total exempt value for all Homestead exemptions granted (sum of 14b & 14d)

(Line 14f must be the same total as Tax Rate Calculation Form Page 10, Line 4a)

g. Total assessed value of all homestead qualified property (land & buildings).

2012 MUNICIPAL VALUATION RETURN

Municipality: _____

Wiscasset

BUSINESS EQUIPMENT TAX EXEMPTION (BETE) REIMBURSEMENT CLAIM

15. a. Number of BETE applications processed for tax year April 1, 2012.	15a	23
b. Number of BETE applications approved	15b	23
c. Total Exempt value of all BETE qualified property (Line 15c must be the same total as Tax Rate Calculation Form Page 10, Line 5a)	15c	2,282,100
d. Total exempt value of BETE property located in a municipal retention TIF district .	15d	2,058,000

TAX INCREMENT FINANCING

16. a. Total amount of increased taxable valuation above Original Assessed Value within Tax Increment Financing Districts.	16a	3,469,281
b. Amount of Captured Assessed Value within Tax Increment Financing Districts.	16b	2,948,541
c. Property tax revenue that is appropriated and deposited into either a Project Cost Account or a Sinking Fund Account. (See Tax Rate Calculation Form, Page 10 Line 9)	16c	\$68,151.23

EXCISE TAX

17. a. Excise taxes collected during a complete twelve month period. Please indicate in "17a" the 12 month period is either <u>calendar</u> or <u>fiscal</u> year.	17a	Fiscal
b. Motor vehicle excise tax collected.	17b	\$456,251.51
c. Watercraft excise tax collected.	17c	\$6,251.80

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	52,797,900
b. Personal Property used for the manufacture of finished or partially finished products from materials, including processing, assembly, storage, and distribution facilities.	18b	0
c. Total assessed valuation of INDUSTRIAL PROPERTIES (sum of 18a & 18b).	18c	52,797,900.00
19. a. Total valuation of distribution and transmission lines owned by electric utility companies.	19a	6,134,900
b. Total valuation of all electrical generation facilities.	19b	0

FOREST LAND CLASSIFIED UNDER THE TREE GROWTH TAX LAW

(Title 36, M.R.S.A., Sections 571 through 584-A)

20. Average per acre unit value utilized for undeveloped acreage (land not classified).	20	400
21. Classified forest land. (Do Not include land classified in Farmland as woodland).		
a. Number of parcels classified as of April 1, 2012	21a	18
b. Softwood acreage	21b	250.00
c. Mixed wood acreage	21c	462.69
d. Hardwood acreage	21d	214.00
e. Total number of acres of forest land only (sum of lines 21 b, c, & d above).	21e	926.69
22. Total assessed valuation of all classified forest land for tax year 2012.	22	238,073
a. Per acre values used to assess Tree Growth classified forest land value:		
Soft Wood	22a(1)	322.00
Mixed Wood	22a(2)	261.00
Hard Wood	22a(3)	172.00

2012 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

TREE GROWTH TAX LAW CONTINUED

23. Number of forest acres <u>first</u> classified for tax year 2012.	23	2.00
24. Land withdrawn from Tree Growth classification. (36, M.R.S.A., Section 581)	24	0.00
a. Total number of parcels withdrawn from 4/2/11 to 4/1/12.	24a	0
b. Total number of acres withdrawn from 4/2/11 to 4/1/12.	24b	0
c. Total amount of penalties assessed by municipality due to the withdrawal of classified Tree Growth land from 4/2/11 to 4/1/12.	24c	\$0.00
24-1 Since October 1, 2011 have any Tree Growth acres been transferred to Farmland?	24-1	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, 2012.	25	2
26. Number of acres <u>first</u> classified as Farmland for tax year 2012.	26	12.50
27. a. Total number of acres of all land now classified as crop land, orchard land and pasture land.	27a	17.06
b. Total valuation of all land now classified as crop land, orchard land and pasture land.	27b	6,320
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)	322.00
Mixed wood	28d(2)	261.00
Hard wood	28d(3)	172.00
29. Land withdrawn from Farmland classification. (36, M.R.S.A., Section 1112)		
a. Total number of parcels withdrawn from 4/2/11 to 4/1/12.	29a	0
b. Total number of acres withdrawn from 4/2/11 to 4/1/12.	29b	0.00
c. Total amount of penalties assessed by municipality due to the withdrawal of classified Farmland from 4/2/11 to 4/1/12.	29c	\$0.00

OPEN SPACE:

30. Number of parcels classified as Open Space as of April 1, 2012.	30	4
31. Number of acres <u>first</u> classified as Open Space for tax year 2012.	31	0.00
32. Total number of acres of land now classified as Open Space.	32	180.00
33. Total valuation of all land now classified as Open Space.	33	109,080

2012 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

OPEN SPACE TAX LAW CONTINUED

34. Land withdrawn from Open Space Classification. (36, M.R.S.A., Section 1112)

- a. Total number of parcels withdrawn from 4/2/11 to 4/1/12. 34a
- b. Total number of acres withdrawn from 4/2/11 to 4/1/12. 34b
- c. Total amount of penalties assessed by municipality due to the withdrawal of classified Open Space land from 4/2/11 to 4/1/12. 34c

LAND CLASSIFIED UNDER THE WORKING WATERFRONT TAX LAW

(Title 36, M.R.S.A., Sections 1131 through 1140-B)

- 35. Number of parcels classified as of April 1, 2012. 35
- 36. Number of acres first classified for tax year 2012. 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., Section 1112)
 - a. Total number of parcels withdrawn from 4/2/11 to 4/1/12. 39a
 - b. Total number of acres withdrawn from 4/2/11 to 4/1/12. 39b
 - c. Total amount of penalties assessed by municipality due to the withdrawal of classified Working Waterfront land from 4/2/11 to 4/1/12. 39c

EXEMPT PROPERTY

(Title 36, M.R.S.A. Sections 651, 652, 653, 654, 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. (Section 651 (1) paragraph 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) paragraph B-1) 40b
- c. Property of any public municipal corporation of this State including County property appropriated to public uses. (Section 651(1) paragraph D) (County, Municipal, Quasi-Municipal owned property) 40c
- d. Pipes, fixtures, hydrants, conduits, gatehouses, pumping stations, reservoirs and dams if located outside the limits of the municipality. (Section 651(1) paragraph E). 40d
- e. Airport or landing field of a **public municipal corporation** used for airport or aeronautical purposes. (Section 651 (1) paragraph 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) paragraph 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) paragraph G) 40g

2012 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

EXEMPT PROPERTY CONTINUED

h. Property of benevolent and charitable institutions. (Section 652 (1) paragraph A)	40h	5,723,700
i. Property of literary and scientific institutions. (Section 652 (1) paragraph B)	40i	30,395,600
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) paragraph 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) paragraph F)	40k	0
l. Property of houses of religious worship and parsonages. (Section 652 (1) paragraph G)		
1) Number of parsonages within this municipality.	40 l(1)	3
2) Indicate the total <i>exempt</i> value of those parsonages.	40 l(2)	56,500
3) Indicate the total taxable 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
TOTAL OF ALL EXEMPT PROPERTY VALUE OF HOUSES OF RELIGIOUS WORSHIP & PARSONAGES	[Sum of 40 l(2) and 40 l(4)] 40l	4,987,400
m. Property owned or held in trust for fraternal organizations operating under the lodge system (<i>do not include college fraternities</i>). (Section 652 (1) paragraph H)	40m	656,200
n. Personal property leased by a charitable and benevolent organization exempt from taxation under Section 501 of the Internal Revenue Code of 1054 and the primary purpose is the operation of a hospital licensed by the Dept of Human Services, health maintenance organization or blood bank. (Value of Property owned by a hospital should be reported on line 40h) (Section 652 (1) Paragraph K)		
o. Exempt value of real property of all persons determined to be legally blind. (Section 654 (1) paragraph E). (\$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) paragraph A)	40p	589,600
q. Animal waste storage facilities constructed since April 1, 1999 and certified as exempt by the Commissioner of Agriculture, Food and Rural Resources. (Section 656 (1) paragraph J) (reimbursable exemption)	40q	0
r. Pollution control facilities that are certified as such by the Commissioner of Environmental Protection. (Section 656 (1) paragraph E)	40r	0

2012 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

s. **VETERANS EXEMPTIONS** - The following information is necessary in order to qualify for 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 veterans (or their widows) who are 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 beneficiary of a revocable living trust. \$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:		
4. WW I veteran (or their widows) 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 widows) 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:		
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 Shareholders of Cooperative Housing Corporations \$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 a Maine resident. \$6,000 adjusted by the certified ratio. [Section 653(1) C(1)]	40s(8)A <input type="text" value="83"/>	40s(8)B <input type="text" value="498,000"/>
9. All other veterans (or their widows) enlisted as a non-Maine resident. \$6,000 adjusted by the certified ratio. [Section 653(1) C(1)]	40s(9)A <input type="text" value="57"/>	40s(9)B <input type="text" value="342,000"/>

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. Veterans (or their widows) 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. Veterans (or their widows) 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. Veterans (or their widows) 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 2012 40s(A)

Total exempt value of ALL Veterans Exemptions granted in tax year 2012 40s(B)

2012 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

EXEMPT PROPERTY CONTINUED

t. Snow grooming equipment. Snowmobile trail grooming equipment registered under Title 12, §13113. (Section 655 (1) paragraph T) 40t

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 Title 30-A, Section 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 <input type="text" value="94,042,300"/> (sum of all exempt value)

MUNICIPAL RECORDS

41. a. Does your municipality have tax maps? 41a YES/NO
 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
- 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?
 If yes, please answer the questions below. 44a YES/NO
- b. Did the revaluation include any of the following? Please enter each category with YES or NO.
- 44b (1) LAND
- 44b (2) BUILDINGS
- 44b (3) PERSONAL PROPERTY
- c. Effective Date 44c
- d. Contractor Name 44d
- e. Cost 44e

2012 MUNICIPAL VALUATION RETURN

Municipality: Wiscasset

MUNICIPAL RECORDS CONTINUED

45. Please indicate the best choice that describes how the municipality operates 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

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

FROM 46a TO 46b
month/day/year month/day/year

47. Interest rate charged on overdue 2012 property taxes. (36 M.R.S.A. Sec. 505) 47
(not to exceed 7.00%)

48. Date(s) that 2012 property taxes are due. 48a 48b
48c 48d
month/day/year month/day/year

49. Are your assessment records computerized?

49a YES/NO Name of software used. 49b

50. Has your municipality implemented a local tax relief program similar to the State's Tax and Rent Refund program?

50a 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 MRSA §6232 (1-A)?

51a YES/NO How many people qualified? 51b
How 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/year

NOTICE: This return must be completed and sent to the Property Tax Division by November 1, 2012 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 2012 tax year.

**2012 MUNICIPAL VALUATION RETURN
MAINE REVENUE SERVICES**

Municipality: **Wiscasset** County: **Lincoln**

VALUATION INFORMATION

1. List the number and type of new, demolished and converted residential buildings in your municipality since April 1, 2011, 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	5	0	0	0	4	0
Demolished	2	0	0	0	4	0
Converted		0	0	0	0	0
Valuation Increase (+)	1,151,000	0	0	0	40,000	0
Valuation Loss (-)	250,000	0	0	0	40,000	0
Net Increase/Loss	901,000	0	0	0	0	0

2. List any new industrial or mercantile growth started or expanded since April 1, 2011, giving the approximate full market value and additional machinery, equipment, etc.

None

3. List any extreme losses in valuation since April 1, 2011, giving a brief explanation such as "fire" or "mill closing", etc giving the loss at full market value.

8/29/11 - 215 Indian Road, House Fire at Dalton's, total loss
9/18/11 - Tony's Pizza, Bath Road, business building burned
12/30/11 - 390 West Alna Road, House fire at Hunter's, 50% +/-
2/26/12 - Chewonki Neck Road, Twin City Lock & Key, business fire, total loss
4/4/12-650 Bath Road , Car Wash building fire

4. Explain any general increase or decrease in valuation since April 1, 2011 based on revaluations, change in ratio used, adjustments, etc.

Most of the decrease in valuation resulted in the removal of tax acquired Mason Station LLC lots from the tax rolls, resulting in a value decrease of \$6,517,300.
Some property that was waterfront was placed in farm land.

2012 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: _____

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

1. Local Taxable Real Estate Valuation.....	1	<input type="text" value="437,316,500"/>	(should agree with MVR Page 1, line 6)
2. Local Taxable Personal Property Valuation.....	2	<input type="text" value="6,453,200"/>	(should agree with MVR Page 1, line 10)
3. Total Taxable Valuation (Line 1 plus line 2).....	3	<input type="text" value="443,769,700"/>	(should agree with MVR Page 1, line 11)
4. (a) Total of all Homestead Exempt Valuation	4(a)	<input type="text" value="9,870,000"/>	(should agree with MVR Page 1, line 14f)
(b) Homestead Exempt Reimbursement Value.....	4(b)	<input type="text" value="4,935,000"/>	(line 4(a) divided by 2)
5. (a) Total of all BETE Exempt Valuation.....	5(a)	<input type="text" value="2,282,100"/>	(should agree with MVR Page 2, line 15c)
(b) The statutory standard reimbursement for 2012 is 60%.....	5(b)	<input type="text" value="1,472,160"/>	(line 5(a) multiplied by 0.6)
<i>NOTE: Municipalities with significant personal property & business equipment may qualify for more than a 60% reimbursement. Please contact MRS for the Enhanced Tax Rate Calculator form.</i>			
6. Total Valuation Base (Line 3 plus line 4(b) plus line 5(b)).....	6	<input type="text" value="450,176,860"/>	

ASSESSMENTS

7. County Tax.....	7	<input type="text" value="480,486.13"/>
8. Municipal Appropriation.....	8	<input type="text" value="5,321,034.00"/>
9. TIF Financing Plan Amount.....	9	<input type="text" value="68,151.23"/>
10. School/Educational Appropriation (Local Share/Contribution)..... (Adjusted to Municipal Fiscal Year)	10	<input type="text" value="5,084,765.00"/>
11. Total Appropriations (Add lines 7 through 10).....	11	<input type="text" value="\$10,954,436.36"/>

ALLOWABLE DEDUCTIONS

12. State Municipal Revenue Sharing.....	12	<input type="text" value="270,000.00"/>
13. Other Revenues: All other revenues that have been formally 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)	13	<input type="text" value="3,579,744.00"/>
14. Total Deductions (Line 12 plus line 13).....	14	<input type="text" value="\$3,849,744.00"/>
15. Net to be raised by local property tax rate (Line 11 minus line 14).....	15	<input type="text" value="\$7,104,692.36"/>

16.	<input type="text" value="\$7,104,692.36"/>	x	<input type="text" value="1.05"/>	=	<input type="text" value="\$7,459,926.98"/>	Maximum Allowable Tax
	(Amount from line 15)					
17.	<input type="text" value="\$7,104,692.36"/>	÷	<input type="text" value="450,176,860"/>	=	<input type="text" value="0.01578"/>	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	<input type="text" value="\$7,459,926.98"/>	÷	<input type="text" value="450,176,860"/>	=	<input type="text" value="0.01657"/>	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	<input type="text" value="443,769,700"/>	x	<input type="text" value="0.01590"/>	=	<input type="text" value="\$7,055,938.23"/>	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	<input type="text" value="\$7,104,692.36"/>	x	<input type="text" value="0.05"/>	=	<input type="text" value="\$355,234.62"/>	Maximum Overlay
	(Amount from line 15)					
21.	<input type="text" value="4,935,000"/>	x	<input type="text" value="0.01590"/>	=	<input type="text" value="\$78,466.50"/>	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	<input type="text" value="1,472,160"/>	x	<input type="text" value="0.01590"/>	=	<input type="text" value="\$23,407.34"/>	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	<input type="text" value="\$7,157,812.07"/>	-	<input type="text" value="\$7,104,692.36"/>	=	<input type="text" value="\$53,119.71"/>	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.

Town of Wiscasset
Parks and Recreation Department

Request for Proposal
Indoor Pool Blanket System
For
Wiscasset Community Center

The Town of Wiscasset Parks and Recreation Department seeks proposals from qualified individuals to provide a blanketing system for our community pool. The Town would like to purchase a blanket for our main lap pool, a blanket for the alcove area of our pool, an automatic or semi-automatic deployment and retraction system for the main lap pool, and a semi-automatic or manual deployment and retraction system for the alcove area of our pool. This project will be awarded to the supplier who best meets RFP requirements as evaluated by the Town of Wiscasset.

The following is a minimum specification with the necessary components, installation, and training needed to meet our expectation of saving energy in the pool natatorium. It will allow us to put a quality system in place, providing energy savings for years to come. It will also allow for proper storage of these components so that wear and tear on these components is kept at a minimum, and staff time is minimized in the deployment/retraction of the blanket. Finally, it will provide for warranties on all equipment that will protect the Town from any manufacturer's defects or faulty design that cause early failure of the blanket system. A five (5) year warranty on the blanketing system will be considered as the minimum. Realistic energy savings calculations will also be provided with the proposal.

Blanket Specifications
For
Main Lap Pool

- Coverage of (75-1") Seventy Five feet one inch by (44') Forty four feet even, gutter edge to gutter edge, provision for pool ladders and dive platforms, (2) piece coverage preferred
- Cover must be Chlorine Resistant, Puncture/Tear/Abrasion Resistant, Hydrophobic, Mildew Resistant
- All ends and edges, as well as all grommet areas, shall be reinforced for strength and tear resistance.

Blanket Specifications
For
Alcove Wading Pool

- Coverage of (60") Sixty feet even by (18'-6") Eighteen feet six inches, with provision for (2) two, column mounted water features, midline in the pool and rounded pier along one edge (see drawings). (2) two piece coverage preferred.
- Cover must be Chlorine Resistant, Puncture/Tear/Abrasion Resistant, Hydrophobic, Mildew Resistant
- All ends and edges, as well as all grommet areas, shall be reinforced for strength and tear resistance.

Deployment and Retraction System
Main Pool and Alcove Pool Area

- A (2) two reel system, 120 volt, electrically driven, **automatic style, or multi reel semi-automatic style** is acceptable for the main pool blanket. A control will be mounted to the wall and have the option of a remote control as well. Wall mounting for the reels or a floor mounting system along a wall is acceptable for the main pool reel system.
- A (1) one reel system 120 volt, electrically driven, **semi-automatic style, or a manual style** is acceptable for the alcove pool blanket. A control will be mounted to the wall and have the option of a remote control as well for the semi-automatic system. A manual system will be mounted on a wheeled rack with (4) non-marking casters, 6 inch, wheel size minimum.
- All electrical components will be housed in NEMA 12 enclosures.
- Through wall bolting with appropriate backing plates, is an acceptable wall mount method.
- It is the proposer's responsibility to ensure that the mounting of the reels is engineered to be safe and will maintain the weight of the cover over the life of the system.
- All materials used for any blanket reel system will be chlorine resistant as well as resistant to oxidation.
- In the main pool area, provision will be made so that the cover can be applied and retracted with minimal disruption to the deck equipment of the pool.

Electrical Work

All electrical work from the service panel to the blanket system will be the responsibility of the Town. Any other electrical work past the supply, (controls etc.) will be the responsibility of the installer.

Installation

Projects must be complete within 75 days of project award.

Proposal Requirements

To receive consideration, proposals must be submitted on the form provided by the Wiscasset Parks and Recreation Department, along with all other documents deemed necessary by the proposer. The WPRD form may be reproduced. The proposal documents can be found on the Parks and Recreation website, www.wiscassetrec.com, in a PDF document file marked "WCC Pool Blanket RFP" or can be faxed from the Wiscasset Parks and Recreation Department by request.

Proposals must be submitted in a sealed envelope, plainly marked on the outside: "WCC Pool Blanket RFP", and shall be addressed to: **Town of Wiscasset, 51 Bath Road, Wiscasset, Maine 04578.**

- Proposal pricing sheet
- Warranty Documents
- Three (3) project references with similar completed projects
- Blanketing System Operation Manual/DVD
- Sample piece of blanket material
- All associated project documents

All proposals must be received no later than **12:00 p.m., on Tuesday, October 16th**. The proposals will be opened publicly that evening at the Wiscasset Board of Selectmen's meeting, starting at 7 p.m. After the RFP's are opened and pricing announced, the Parks and Recreation Department will review the RFP's and advise the Town Manager on compliance to the specification. Award is expected to be within 5 business days of RFP opening.

Proposal Ranking System

Proposals will be reviewed and ranking by the following ranking criteria.

1. Compliance to proposal specifications (35 points)
2. Price (up to 30 points)
3. Cost benefit of deployment/retraction method (up to 20 points)
4. Warranty (up to 10 points)
5. Installation time frame (up to 5 points)

Wiscasset Parks and Recreation Department
Request for Proposal Submittal Form
Indoor Pool Blanket System

Price in U.S. dollars and cents, delivered, installed, and in full operation with required training:

1. RFP pricing for Main Pool Blanket and Alcove Pool Blanket with *automatic* reel system for the Main Pool Blanket and a *semi-automatic* system for the Alcove Pool Blanket.

\$ _____

2. RFP pricing for Main Pool Blanket and Alcove Pool Blanket with *semi-automatic* reel system for both blankets.

\$ _____

3. RFP pricing for Main Pool Blanket and Alcove Pool Blanket with *automatic* reel system for the Main Pool Blanket and a *manual* system for the Alcove Pool Blanket.

\$ _____

4. RFP pricing for Main Pool Blanket and Alcove Pool Blanket with *semi-automatic* reel system for the Main Pool Blanket and a *manual* system for the Alcove Pool Blanket.

\$ _____

Company Name: _____

Company Address: _____

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

The Town of Wiscasset reserves the right to reject any and all RFP's, to waive any technicality or formality in the RFP's, and to accept any RFP the Board deems to be in the best interest of the Town.