

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
JUNE 18, 2013

Preliminary Minutes

Tape recorded meeting

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

1. 6 p.m. Deputy Town Clerk will call the meeting to order

Deputy Town Clerk Sue Varney called the meeting to order at 6 p.m.

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

3. Nomination for Chair of the Board of Selectmen

Judy Colby nominated Ed Polewarczyk as chair. Vote 5-0-0.

4. Nomination for Vice-Chair of the Board of Selectmen

Jeff Slack nominated Judy Colby as vice-chair. Vote 5-0-0.

5. 6:05 p.m. Workshop

A. Sea Level Rise Study Results with Lincoln County Planner Robert Faunce: In his Power Point presentation, Faunce demonstrated the impact of sea level rise on Wiscasset, a part of the study the Lincoln County Regional Planning Commission made with funding from the Maine Coastal Program and NOAA and matching funds from the county. The project studied the historic changes in sea levels and predicted the impact of the highest tide or 100-year storm, or both over the next few years on the Lincoln County coastline. The study will help communities in future infrastructure planning. The presentation will be available on town websites in the near future.

B. Review of Proposed Adult Entertainment Ordinance with Misty Parker: At the request of the selectmen, the Ordinance Review Committee had drafted an adult entertainment ordinance, which, if approved by the selectmen, will be presented to the Town for a vote. Misty Parker explained Wiscasset had no restrictions at the present time on any type of adult entertainment. The proposed ordinance, based on the Maine state model, will limit adult entertainment to the Rural and Commercial districts with restrictions based on distance from religious institutions, educational facilities or public recreational areas. Nudity and the serving of alcohol in these establishments will be prohibited. **Pam Dunning moved to approve the ordinance as written. Vote 4-1-0.** The ordinance will be on the ballot in November.

6. Approval of Treasurer's Warrant: June 11, 2013 and June 18, 2013

Judy Colby moved to approve the Treasurer's Warrant of June 11, 2013. Vote 5-0-0. Pam Dunning moved to approve the Treasurer's Warrant of June 18, 2013. Vote 5-0-0.

7. Approval of Minutes: June 4, 2013 and June 6, 2013

Judy Colby moved to approve the minutes of June 4, 2013. Vote 5-0-0. Pam Dunning moved to approve the minutes of June 6, 2013. Vote 5-0-0.

8. Special Presentations or Awards – none

9. Appointments

A. Executive Session regarding personnel: Pam Dunning moved to go into Executive Session pursuant to 1 M.R.S.A. §405 (6)(A) to discuss Personnel. Vote 5-0-0. Judy Colby moved to come out of Executive Session. Vote 5-0-0.

1. Appointment of Timothy James: Pam Dunning moved to appoint Timothy James as a Shellfish Committee Member for a term to expire December 31, 2016. Vote 5-0-0.

2. Appointment of selectmen to committees: In response to Chair Ed Polewarczyk's request, the selectmen volunteered for the following:

Jeff Slate and Pam Dunning – Subcommittee to interview candidates for committees
Judy Colby – Investment Advisory Committee
Ed Polewarczyk – Airport Master Plan Committee
Ed Polewarczyk and Tim Merry - Bath Road Master Plan
Ed Polewarczyk or Judy Colby – Warrant signing

Pam Dunning moved to accept the select board duties as presented. Vote 5-0-0.

10. Public Comment

Bill Barnes thanked residents for voting and for supporting the Budget Committee and said he hoped that the Budget Committee and selectmen could work together better in the future. Barnes asked why the town was advertising for an executive secretary when he thought budget reductions would be done by attrition. It was explained that although the hours for that position were reduced, the position was not eliminated; the former executive secretary had resigned.

Bob Blagden welcomed Tim Merry to the board. He said he was disappointed that, while the board had voted to have a special town meeting vote to replace the totaled cruiser, it had then had gone ahead and replaced the vehicle.

Mike Ferrucci said he had posted on the Topix website things he would do if he were running for Town Manager and the full text, which he read, can be found at that site.

11. Department Head or Committee Chair Report – none

12. Unfinished Business

A. Discussion regarding Montsweag Roadhouse sewer connection: Laurie Smith said in 2009 the Town had discussions with Chris Johnston of the Montsweag Roadhouse regarding connecting to the Wiscasset sewer system; however, the roadhouse had instead installed a private septic system. That

system has failed and the roadhouse is again asking whether Wiscasset would extend the sewer line to the Montsweag Roadhouse. The line would be extended 2300 feet, 1600 feet in Wiscasset and 700 feet in Woolwich. Under the previous draft agreement, the roadhouse would pay construction costs, an annual sewer use charge, and hookup impact fee and would create an escrow account to deal with the maintenance issues. The roadhouse would pump approximately 2000 gallons per day. There are two options: It could be a public sewer line which would take a town meeting vote, or a private sewer line which could be constructed by Mr. Johnston. If it were in the State of Maine right of way, the State would require a public sewer. In the future, nearby residences could connect to the sewer line. Buck Rines, Wastewater Treatment Plant manager, supports the connection as the Town has unused capacity. Cost to the town would be \$1 per day and the town would charge \$22 per day. **Pam Dunning moved to authorize the Town Manager to move forward on working up an agreement with the Montsweag Roadhouse. Vote 5-0-0.**

B. Tax acquired property bids

1. 930 Gardiner Road – Mable McAfee: Notices had been sent to abutters. Ed Polewarczyk asked whether the board felt it should have a written policy, as suggested at the previous meeting, and there was a consensus that the board should have a policy to guide future boards. Two bids were received: Glenn McAfee, son of Mable McAfee – \$8,700; Eliza Allison - \$9,554. Judy Colby favored awarding the bid to Glenn McAfee in order to keep the property in the family. Jeff Slack and Tim Merry recommended having a written policy before voting. A motion to award the bid to the highest bidder failed. **Judy Colby moved to award the bid to Glenn McAfee for \$8,700. Vote 3-2-0.** It was the consensus of the board that before acting on other bids, a written policy should be adopted. No bids had been received for the other properties on the agenda. The bids on the DeNovo property are due on July 2 and the board will take action on that bid.

C. Montsweag Brook Dam inspection proposal

Laurie Smith said Wright Pierce had submitted a proposal for conducting an engineering inspection of the Montsweag Dam. The proposal included reviewing available mapping and other information pertaining to the dam, conducting a site visit, visually reviewing the condition and functionality of the dam, developing recommendations, providing a planning level cost estimate, developing a written report and addressing Town comments. The cost of the services will not exceed \$600. Funds could come from the Montsweag Brook reserve fund or contractual services. **Judy Colby moved to proceed with authorizing Wright Pierce to do the inspection of the dam. Vote 5-0-0.**

13. New Business

A. Bid on zero turn mowers - The following bids were received :

	<u>19 hp</u>	<u>22 hp</u>
Jordan Equipment Co.	\$5,580	\$6,780
Kramers	5,295	6,195
Union Farm Equipment (Walker mower)	6,891	7,845
Union Farm Equipment (XMark mower)	no bid	7,287
Jordan Equipment Co. (Gravelly mower)	5,580	6,780
Chad Little (XMark mower)	no bid	7,054

Pam Dunning moved to authorize the Town Manager to award the bid to the lowest qualified bidder. Vote 5-0-0.

B. Issue road name "Duck Pond Way" (located at 518 Lowelltown Road) Carroll and Judith Colby's property: Judy Colby moved that the Board of Selectmen approve "Duck Pond Way" as a new 911 road. Vote 5-0-0.

14. Town Manager's Report

A. Update on Ethel Barnett Property, 25 Middle Street: Laurie Smith said the locks on the property had been changed and she had contacted two companies regarding an environmental survey. Price would be \$1500; the state requires that asbestos be sent in for analysis. She had visited the property with the Road Commissioner and said that she didn't see much asbestos but did see lead paint. It was the consensus of the board that the Town should not spend money on testing and although parking is needed in the village, the whole property should be put out for bids after a policy is adopted. A workshop will be held to develop a policy on disposing of tax-acquired properties.

B. Town Meeting Votes and department budgets: The board discussed possible reasons the voters had for voting against budgets and the low voter turnout. The possibility of returning to the open town meeting was suggested so that voters could discuss individual budget items and still have a secret ballot. The Town Manager will meet with department heads regarding budgets that were not approved by the voters. The board will hold a workshop with the Budget Committee on July 2 at 5 p.m.

In order to hold a referendum vote on a revised budget on September 10, the board will vote on budget amounts on July 16, and giving the Budget Committee a week to act on the budget, the warrant will be signed on July 23. That schedule will allow the Town to make a tax commitment early in September and send out tax bills the last week in September.

Rick Scanlon has asked permission to sell his photography rather than crepes on the pier. The Waterfront Committee has approved the request. Pam Dunning moved to approve the change from crepes to photography. Vote 5-0-0.

USDA has given Wiscasset approval for a water and wastewater \$974,000 loan and \$226,000 grant for upgrades in the village and pump stations. Acceptance will require a town vote. Interest will be no higher than 2.75% for a 29-year repayment at less than \$50,000 per year. The board will examine all options for repayment.

15. Other Business

Executive Session regarding personnel and labor negotiations: Judy Colby moved to go into Executive session pursuant to 1 M.R.S.A. §405(6)(A) to discuss Personnel and labor negotiations. Vote 5-0-0. The board entered executive session at 8:30. Judy Colby moved to come out of executive session at 9:35 p.m. Vote 5-0-0.

16. Adjournment

Judy Colby moved to adjourn the meeting at 9:36 p.m. Vote 5-0-0.



Town of Wiscasset

MEMORANDUM

To: Board of Selectmen
Fr: Laurie Smith, Town Manager
Re: Budget Discussions
Dt: June 26, 2013

At your meeting on July 2nd you will be reviewing the departments whose budgets did not pass on June 11th. These budgets include:

- Capital Items
- Contingency
- Assessing
- Code Enforcement
- Planning
- Transfer Station

The Capital Items included \$312,884 from the Capital Reserve Account for Capital Projects estimated to include the following?

Road and Sidewalk Repair	Estimated-\$121,384
Fire Truck Repairs	Estimated-\$ 55,000
Public Works Truck	Estimated-\$ 55,000
Municipal Building Generator	Estimated-\$ 33,000
Wastewater Pump Repairs	Estimated-\$ 13,500
Municipal Building Roof Repair	Estimated-\$ 35,000

The contingency budget was \$40,000.

The other budgets are attached to this memo.

Custom Budget Report

Expense

	2013 Budget	2014 Elected	2014 Approved
Dept/Div: 25-05 General government / Assessment			
Personnel			
10-01 Salaries	44,346.00	52,125.00	12,029.00
10-07 Fica	2,749.00	3,232.00	746.00
10-08 Medicare	643.00	756.00	175.00
10-09 Retirement	1,641.00	1,773.00	409.00
Personnel	49,379.00	57,886.00	13,359.00
Utilities			
20-02 Phone	250.00	250.00	60.00
Utilities	250.00	250.00	60.00
Services			
30-05 Recording fees/licensing	2,531.00	2,338.00	540.00
30-06 Map revisions	2,000.00	2,000.00	651.00
Services	4,531.00	4,338.00	1,191.00
Insurance			
40-02 Workers Comp	1,356.00	1,356.00	313.00
40-06 Health	8,358.00	7,639.00	1,763.00
40-07 Dental	382.00	405.00	94.00
Insurance	10,096.00	9,400.00	2,170.00
Supplies/Equipment			
50-01 Office supplies	1,500.00	1,500.00	0.00
50-02 Books & publications	100.00	100.00	0.00
50-04 Postage	415.00	415.00	0.00
Supplies/Equipment	2,015.00	2,015.00	0.00
Staff			
70-01 Dues & Fees	100.00	80.00	0.00
70-02 Travel & meetings	350.00	350.00	0.00
70-03 Trainings & education	400.00	400.00	0.00
Staff	850.00	830.00	0.00
Assessment	67,121.00	74,719.00	16,780.00

Custom Budget Report

Expense

	2013 Budget	2014 Elected	2014 Approved
Dept/Div: 25-33 General government / Code Enforcement			
Personnel			
10-01 Salaries	37,115.00	25,906.00	7,555.00
10-07 Fica	2,301.00	1,606.00	468.00
10-08 Medicare	538.00	376.00	110.00
10-09 Retirement	1,566.00	1,555.00	454.00
Personnel	41,520.00	29,443.00	8,587.00
Utilities			
Utilities	0.00	0.00	0.00
Services			
Services	0.00	0.00	0.00
Insurance			
40-02 Workers Comp	927.00	950.00	271.00
40-06 Health	2,577.00	7,616.00	1,821.00
40-07 Dental	0.00	667.00	195.00
Insurance	3,504.00	9,233.00	2,287.00
Supplies/Equipment			
50-01 Office supplies	0.00	500.00	146.00
50-04 Postage	50.00	50.00	10.00
50-05 Equipment	250.00	250.00	73.00
50-16 General supplies	200.00	500.00	146.00
Supplies/Equipment	500.00	1,300.00	375.00
Staff			
70-01 Dues & Fees	150.00	150.00	44.00
70-02 Travel & meetings	2,000.00	2,000.00	584.00
70-03 Trainings & education	1,000.00	1,000.00	292.00
Staff	3,150.00	3,150.00	920.00
Code Enforcement	48,674.00	43,126.00	12,169.00

Custom Budget Report

Expense

	2013 Budget	2014 Elected	2014 Approved
Dept/Div: 25-17 General government / Municipal Planning&Development			
Personnel			
10-01 Salaries	41,820.00	45,656.00	11,414.00
10-07 Fica	2,593.00	2,831.00	708.00
10-08 Medicare	607.00	662.00	166.00
10-09 Retirement	2,510.00	2,740.00	685.00
Personnel	47,530.00	51,889.00	12,973.00
Utilities			
Utilities	0.00	0.00	0.00
Services			
30-01 Printing	600.00	500.00	125.00
30-04 Advertising	2,200.00	2,000.00	500.00
30-18 Special projects/marketing	3,000.00	1,500.00	375.00
Services	5,800.00	4,000.00	1,000.00
Insurance			
40-02 Workers Comp	372.00	372.00	100.00
40-06 Health	17,704.00	16,184.00	4,046.00
40-07 Dental	1,253.00	1,333.00	340.00
Insurance	19,329.00	17,889.00	4,486.00
Supplies/Equipment			
50-01 Office supplies	100.00	400.00	150.00
50-02 Books & publications	0.00	190.00	48.00
50-04 Postage	200.00	300.00	75.00
50-16 General supplies	2,000.00	0.00	0.00
50-19 Office equipment	100.00	100.00	33.00
Supplies/Equipment	2,400.00	990.00	306.00
Staff			
70-01 Dues & Fees	500.00	500.00	125.00
70-02 Travel & meetings	200.00	200.00	50.00
70-03 Trainings & education	500.00	500.00	125.00
Staff	1,200.00	1,200.00	300.00
Miscellaneous			
Miscellaneous	0.00	0.00	0.00
Municipal Planning&Development	76,259.00	75,968.00	19,065.00

Custom Budget Report

Expense

	2013 Budget	2014 Elected	2014 Approved
Dept/Div: 76-01 Transfer Station / Transfer Station			
Personnel			
10-01 Salaries	46,000.00	46,818.00	11,705.00
10-02 Full-time	58,864.00	58,864.00	14,716.00
10-03 Part-time	17,940.00	17,940.00	3,895.00
10-07 Fica	7,613.00	8,110.00	2,028.00
10-08 Medicare	1,780.00	1,885.00	471.00
10-09 Retirement	4,590.00	4,400.00	1,100.00
10-10 Overtime	6,000.00	6,000.00	1,000.00
10-12 SPC	1,200.00	1,200.00	300.00
Personnel	143,987.00	145,217.00	35,215.00
Utilities			
20-01 Electricity	5,500.00	5,500.00	1,375.00
20-02 Phone	1,000.00	1,080.00	270.00
20-03 Heating Oil	2,700.00	2,500.00	625.00
20-04 Propane	900.00	900.00	225.00
20-05 Water	250.00	250.00	63.00
20-07 Internet	600.00	600.00	150.00
20-15 Grey water holding tank	3,500.00	2,500.00	625.00
Utilities	14,450.00	13,330.00	3,333.00
Services			
30-01 Printing	700.00	500.00	100.00
30-04 Advertising	300.00	300.00	100.00
30-05 Recording fees/licensing	150.00	201.00	50.00
30-08 Contracted personnel	7,250.00	12,250.00	3,063.00
30-31 Equipment rental	0.00	19,000.00	4,750.00
30-35 Tipping	192,500.00	186,300.00	46,575.00
30-37 Landfill monitoring	18,000.00	12,500.00	3,125.00
Services	218,900.00	231,051.00	57,763.00
Insurance			
40-01 Property & Casualty Ins. Cover	4,500.00	6,800.00	1,700.00
40-02 Workers Comp	13,300.00	10,000.00	2,500.00
40-06 Health	44,828.00	44,211.00	11,053.00
40-07 Dental	2,852.00	3,378.00	845.00
Insurance	65,480.00	64,389.00	16,098.00
Supplies/Equipment			
50-04 Postage	200.00	200.00	50.00
50-06 Gasoline	117.00	117.00	30.00
50-07 Diesel	24,000.00	20,000.00	5,000.00
50-15 Custodial supplies	300.00	300.00	75.00
50-16 General supplies	3,000.00	33,000.00	529.00
50-26 Safety Equipment	900.00	900.00	225.00

Custom Budget Report

Expense

	2013 Budget	2014 Elected	2014 Approved
<hr/>			
Dept/Div: 76-01 Transfer Station / Transfer Station CONT'D			
Supplies/Equipment	28,517.00	54,517.00	5,909.00
Repairs & Maintenance			
60-01 Buildings	3,000.00	3,000.00	750.00
60-02 Equipment	2,500.00	2,500.00	625.00
60-03 Grounds	1,000.00	1,000.00	250.00
60-04 Vehicles	28,000.00	22,000.00	5,000.00
Repairs & Maintenance	34,500.00	28,500.00	6,625.00
Staff			
70-01 Dues & Fees	3,300.00	3,000.00	750.00
70-02 Travel & meetings	750.00	750.00	750.00
70-03 Trainings & education	500.00	500.00	500.00
70-04 Uniforms	870.00	870.00	870.00
Staff	5,420.00	5,120.00	2,870.00
Miscellaneous			
Miscellaneous	0.00	0.00	0.00
Transfer Station	511,254.00	542,124.00	127,813.00
Transfer Station	511,254.00	542,124.00	127,813.00
Expense Totals:	511,254.00	542,124.00	127,813.00

**RE Account 472 Detail
as of 06/25/2013**

Name: MCAFEE, MABEL

Location: 930 GARDINER ROAD
Acreage: 1.54 Map/Lot: R04-001
Book Page: B557P161, B1911P202

Land: 40,700
Building: 101,700
Exempt: 16,000

Total: 126,400

Ref1: B1911P0202
Mailing: C/O GLENN MCAFEE
Address: 33 TOWER CIRCLE
BATH ME 04530

2012-1 Period Due:
1) 1,063.08
2) 1,004.88

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2012-1 R				2,009.76	58.20	0.00	2,067.96
2011-1 L *				1,914.96	189.14	56.25	2,160.35
2010-1 L *				1,870.72	317.87	66.18	2,254.77
2009-1 L *				1,396.27	1.61	0.00	1,397.88
2008-1 L *				0.00	0.00	0.00	0.00
2007-1 L *				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
2004-2 R				0.00	0.00	0.00	0.00
2004-1 S				0.00	0.00	0.00	0.00
Account Totals as of 06/25/2013				7,191.71	566.82	122.43	7,880.96

Per Diem

2012-1	0.3854
2011-1	0.3673
2010-1	0.3588
2009-1	0.2678
Total	1.3792

Exempt Codes: 02 - WARTIME VET/ME.....
50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

F.Y.I.

6-24-2013

*SPOKE W/ GLEN. CONVEYED
DEED WOULD BE SIGNED ON
7-2. HE WOULD NEED TO
PAY BAZ + \$100 FOR DEED.*

002 | 0.00
| 8,700.00 +
| 870.00 -
7,830.00 *
7,830.00 +
002 ~~DEED~~ -100.00 +
7,930.00 *

GLENN OWES

SHORT FORM MUNICIPAL QUITCLAIM DEED

The **TOWN OF WISCASSET, MAINE**, a body corporate located in Lincoln County, Maine, for consideration paid, releases to **GLENN MCAFEE**, a Maine resident with a mailing address of 33 Tower Circle, Bath, ME 04530, the land in Wiscasset, Lincoln County, Maine more particularly described as follows:

All the Town's right, title and interest in a parcel of land located at 930 Gardiner Road, described as Map/Lot R04-001 on maps prepared by John E. O'Donnell & Associates, dated April 1, 2010 on file in the Wiscasset Town Office, and acquired by virtue of matured tax liens for the years 2009 and 2010 recorded in the Lincoln County Registry of Deeds at Book 4297, Page 240 and Book 4418, Page 272, respectively.

The said Town of Wiscasset has caused this instrument to be signed in its corporate name by its Board of Selectmen, duly authorized, this 2nd day of July, 2013.

TOWN OF WISCASSET
By Its Board of Selectmen

By: _____ By: _____
Edward Polewarszyk, Chair Judith Colby

By: _____ By: _____
Pamela Dunning Timothy A. Merry

By: _____
Jefferson Slack

STATE OF MAINE
COUNTY OF LINCOLN, ss.

July 2, 2013

PERSONALLY APPEARED the above-named _____ in his/her capacity as Selectperson of the Town of Wiscasset, Maine and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Town.

Notary Public/ Attorney at Law

**RE Account 472 Detail
as of 06/25/2013**

Name: MCAFEE, MABEL

Land: 40,700

Location: 930 GARDINER ROAD

Building: 101,700

Acreage: 1.54 Map/Lot: R04-001

Exempt 16,000

Book Page: B557P161, B1911P202

Total: 126,400

2012-1 Period Due:

1) 1,063.08

2) 1,004.88

Ref1: B1911P0202

Mailing C/O GLENN MCAFEE

Address: 33 TOWER CIRCLE
BATH ME 04530

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2012-1 R				2,009.76	58.20	0.00	2,067.96
2011-1 L *				1,914.96	189.14	56.25	2,160.35
2010-1 L *				1,870.72	317.87	66.18	2,254.77
2009-1 L *				1,396.27	1.61	0.00	1,397.88
2008-1 L *				0.00	0.00	0.00	0.00
2007-1 L *				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
2004-2 R				0.00	0.00	0.00	0.00
2004-1 S				0.00	0.00	0.00	0.00
Account Totals as of 06/25/2013				7,191.71	566.82	122.43	7,880.96

Per Diem

2012-1	0.3854
2011-1	0.3673
2010-1	0.3588
2009-1	0.2678
Total	1.3792

Exempt Codes: 02 - WARTIME VET/ME.....
50 - HOMESTEAD EXEMPT

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.

F.Y.I.

002

0.00

8,700.00 +

870.00 -

7,830.00 *

7,830.00 +

DEED -100.00 +

002

7,930.00 *

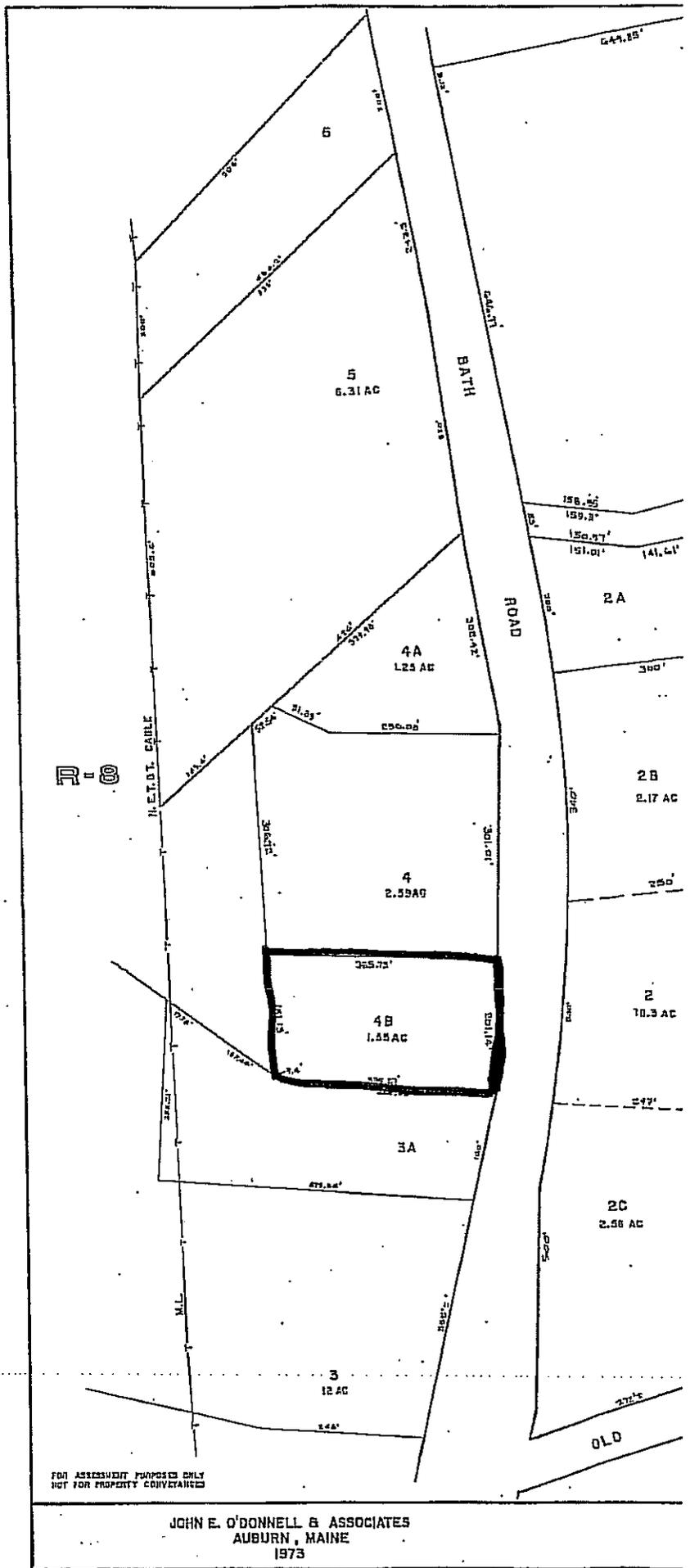
6-24-2013

SPOKE w/ GLEN. CONVEYED DEED WOULD BE SIGNED ON 7-2. HE WOULD NEED TO PAY BAZ + \$100 FOR DEED.

GLENN OWES

Town of Wiscasset Tax Acquired Property Bid

The Town of Wiscasset is accepting bids for Tax Map U-17, Lot 4B, located on Bath Road in Wiscasset. The parcel is approximately 1.55 acres and is assessed at \$158,300. The current back taxes owed are approximately \$8,000. All bids should be sealed and marked "Parcel U-17, Lot 4B bid" and delivered to the Town Manager, 51 Bath Road, Wiscasset, Maine by Monday, July 1st at 3:00 p.m.



JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1973

U-17

WISCASSET
 Name: DENOVO, LLC

Valuation Report

06/06/2013

Page 1

Account: 2587 Card: 1 of 1

Map/Lot:
 Location:

U17-004-B
 BATH ROAD

Neighborhood U.S. RTE 1
 Zoning/Use COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B4249P0112
 Reference 2 U-17-004-B
 Tran/Land/Bldg 0 2 15
 FARM LAND 0 OPEN SPACE 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Base Commercial	135,000	135,000	100%		135,000
1.00	Acres-Commercial Size Adj	15,000.00	15,000	100%		15,000
0.55	Acres-Commercial 1-20	15,000.00	8,250	100%		8,250
Total Acres 1.55					Land Total	158,250
Acpt Land		158,300	Accepted Bldg		0	Total
						158,300

Request for Bids

LAND

Town of Wiscasset

I/We _____ bid in the amount of

\$ _____ for land located at Bath Road, U-17 Lot 4B.

\$ _____ (10% deposit) is enclosed in a sealed envelope marked "BATH ROAD BID". Closing shall be in 30 days, at which time the Town will transfer a Quit-Claim Deed.

Note to all Bidders:

Please note whether the property will be used for a taxable use. If not, the Owner(s) must be willing to make payment in lieu of taxes each year equal to the taxable market value.

Bidder(s) Name, Printed

Date

Bidder(s) Signature

Bidder(s) Address

Bidder(s) Contact Info (e-mail/phone)

Bidder(s) Initials

Deadline: Bids must be received by 3pm on Monday, July 1st, 2013.

Wiscasset reserves the right to refuse any and all bids at the discretion of the Wiscasset Board of Selectmen.



Town of Wiscasset

11d.

MEMORANDUM

To: Board of Selectmen
Fr: Laurie Smith, Town Manager
Re: Tax Acquired Policy
Dt: June 26, 2013

Attached please find three tax acquired policies. The first policy is a draft one that the Board has considered in the past, I am unsure as to why it was never adopted. The second policy is from the Town of Standish. The third policy is from the City of Auburn. I have given you three different policies for your consideration. The Board should consider

- how much latitude they wish on each property decision
- should abutters with special needs be given priority
- do they wish to hire a realtor
- would they always first consider any need of the Town prior to selling
- will they always given the property owner the first option of purchase

I expect that the Board will have much discussion about the policy and once given further direction I will bring back a draft policy for consideration.

DRAFT

Town of Wiscasset
51 Bath Rd., Wiscasset, Maine 04578

POLICY ON TAX LIEN AND SEWER LIEN ACQUIRED PROPERTY

6 April 2010

- I. Purpose of the Policy
 - A. The purpose of this policy is to provide general guidelines for the administration and disposition of real property, title to which has been acquired by the Town as a consequence of automatic foreclosure of a lien for non-payment of amounts owed to the Town.
 - B. Nothing in this policy shall limit or restrict the authority of the Board of Selectmen to act, in its sole discretion, in the best interests of the Town.
- II. Upon foreclosure
 - A. Authority for administration of lien-acquired property is delegated to the Town Manager, who shall evaluate each property to determine its best use, and recommend to the Board the specific disposition that is in the best interests of the Town.
 - B. Unless indicated otherwise by specific circumstances, the Town shall refrain from active management or use of the acquired property during the period when prior occupancy continues. If the Board of Selectmen, in its sole discretion, deems that circumstances warrant, the Town may take possession of the property at any time following foreclosure, to the exclusion of continued occupancy by occupants of the property at the time of lien ripening.
 - C. Given the risk of loss or damage to the lien-acquired property, appropriate kinds and amounts of insurance coverage on the property will be obtained to protect Town interests against these risks. The Town shall not be obligated in any way to protect the interest in the lien-acquired property of any other party.
 - D. The Town Manager shall cause to be prepared a statement of all charges owed to the Town by the former property owner for any property served by the Town. The statement, which will include charges stated in the lien as well as fees, charges, penalties, and costs of all actions taken by the

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Town in its efforts to collect the amounts owed, will be sent to the former property owner.

- E. The Town may, in its sole discretion, provide notice by certified mail to the former property owner, any mortgage holder(s), other lien creditors, and secured parties, that title to the property has shifted to the Town as a result of the ripening of its lien. The notice will include a statement of all charges owed to the Town, a statement that future costs may be incurred, and the Town may, in its sole discretion, request that the former property owner present a written agreement to purchase the property.
- F. In the event the former property owner fails to provide an acceptable agreement or fails to perform in accordance with the agreement, the Town Manager shall request and the Board shall make final determination on disposition of the property.

III. Disposition

- A. Responsibility for the decision as to the disposition of all lien-acquired property rests with the Board of Selectmen.
- B. The Town Manager shall request, and the Board shall provide, a final determination on disposition of each property acquired by lien perfection.
- C. Provisions of this policy notwithstanding, the Board may, in its sole discretion, by any means and on any terms that it deems to be in the best interests of the Town,
 - 1. allow the former owner to purchase title to the property;
 - 2. establish title, take possession, and convert the property to Town use; or
 - 3. dispose of or cause to have disposed of any lien-acquired property.
- D. The Town is not required to administer all acquired property in the same manner.
- E. When it is determined by the Board that an acquired property is to be liquidated, it shall be done subject to the following conditions:
 - 1. The property may be referred to attorneys for the Town, directing that the property be liquidated to recover amounts owed, in accordance with all requirements for a public sale.

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2. Referral for liquidation is made specifically with the intent that the property will be sold to recover all amounts owed to the Town and to such other creditors as may, according to Maine law, be entitled to satisfaction out of the sale.
3. The Town may provide, by certified mail, notice to the former property owner, any mortgage holder(s), other lien creditors, and secured parties, that the property has been referred for liquidation to recover amounts owed. Contact information for the attorneys to whom the referral has been made shall also be provided.
4. Property liquidation specialists may be engaged, if it is in the best interests of the Town to do so.
5. Liquidation shall not involve participation by the Town in any installment payment plan for the benefit of others. The Town shall not finance an acquisition by others at liquidation.
6. If sold, some or all of the proceeds of the sale of the property that are in excess of all amounts payable to the Town and by Maine law to other creditors, may, in the sole discretion of the Board of Selectmen, be refunded to the former property owner or other parties formerly holding secured interest in the property not previously met.

Town of Standish, ME
Tuesday, June 25, 2013

Chapter 70. TAX-ACQUIRED PROPERTY

[HISTORY: Adopted by the Town Council of the Town of Standish 9-11-1990 as Order No. 103-90. Amendments noted where applicable.]

§ 70-1. Title.

This chapter shall be known as and may be cited as the "Policy for Tax-Acquired Property for the Town of Standish, Maine" and shall be referred to herein as "this chapter."

§ 70-2. Purpose.

The purpose of this chapter is to establish a policy procedure whereby real estate property acquired in accordance with M.R.S.A. §§ 942 and 943, as amended, shall be managed, administered and disposed of by the Town of Standish. This is a policy and not an ordinance.

§ 70-3. Definitions.

For the purposes of this chapter, the following definitions shall be observed in the construction of this chapter:

FORECLOSED TAX LIEN

A tax lien mortgage that has automatically foreclosed pursuant to 36 M.R.S.A. §§ 942 and 943.

JUST VALUE FOR THE CURRENT YEAR TAXES NOT ASSESSED

The amount of taxes that would have been assessed to the property had it not been owned by the municipality on April 1 of the year in which it is sold by the municipality. (NOTE: The purpose of this definition is to recover for the municipality those taxes which would have been assessed to the municipality if it had been privately owned on April 1 in the year in which it is sold. These taxes would be lost under current law if the municipality sells tax-acquired property after April 1.)

LAND OR LANDS

That portion of the physical surface of the earth either natural or modified by man to a permanent or semipermanent site and all natural or man-made resources therein and thereon. For the purposes of this chapter, "land" shall be commonly referred to as "real estate property," as cited below.

MAIL

Regular, first-class mail posted at any United States Post Office, postage prepaid.

MANUFACTURED REAL ESTATE PROPERTY

Any structure, building or dwelling, the same being constructed or fabricated elsewhere and transported, in whole or in part, to and placed, set or installed permanently or temporarily upon land within the municipality. For the purpose of this chapter, "manufactured real estate property" shall be commonly referred to as "real estate property," as cited below.

MUNICIPALITY

The Town of Standish, Maine.

MUNICIPAL OFFICERS

The Town Council of the Town of Standish, Maine.

PRIOR OWNER

The person or persons, entity or entities, heirs or assigns to whom the property was most recently assessed for municipal taxes.

QUITCLAIM DEED

A signed, legal instrument releasing the municipality's right, title or interest in real estate property, acquired by virtue of foreclosed tax liens, to an individual or individuals, entity or entities, without providing a guaranty or warranty of title to the same.

REAL ESTATE PROPERTY

All land or lands and all structures, buildings, dwellings, tenements and hereditaments, including manufactured real estate property, located or relocated upon any land or lands connected therewith and all rights thereto and interests therein.

TAX-ACQUIRED PROPERTY

That real estate property tax acquired by the municipality by virtue of a foreclosed tax lien as cited above.

TAX LIEN

The statutory lien created by 36 M.R.S.A. § 552.

§ 70-4. Management and administration.

[Amended 1-14-1992 by Order No. 20-92] Following statutory foreclosure of a tax lien mortgage, title to the real estate property automatically passes to the municipality. The management of this property rests exclusively with the municipal officers, subject to the provisions of state statutes and local municipal ordinances and regulations. The Treasurer shall annually provide the municipal officers with an inventory of all tax-acquired property within 45 days of the date of foreclosure of tax liens. The inventory shall include all tax-acquired property from prior years in which the municipality continues to retain an interest, as well as all other real estate owned by the municipality even though not tax-acquired. The purpose of the inventory is to advise the municipal officers of that real estate in which the municipality has an interest.

- A. The municipal officers shall obtain fire loss insurance for tax-acquired property in a dollar value not less than all outstanding taxes, liens, costs and other attendant expenses.
- B. The municipal officers shall determine when and if any occupants of tax-acquired property shall vacate the same.
- C. The municipal officers shall by April 30, annually, determine whether a tax-acquired property is to be retained for municipal use, retained as tax-acquired property, or disposed of in accordance with provisions of this chapter. The municipal officers shall determine which lots, if any, shall be appraised prior to sale.
- D. The municipal officers may pursue an action for equitable relief in accordance with the provisions of 36 M.R.S.A. § 946, as amended, as a means of securing a clear title to any tax-acquired property, whether it is to be sold or retained.
- E. The municipal officers may charge a monthly rental fee to any and all occupants of tax-acquired property. Should a rental fee be charged, the municipal officers shall obtain general liability insurance coverage for the rented tax-acquired property.
- F. The municipal officers shall, in the event that the property is vacated for 60 consecutive days, obtain general liability insurance coverage for the tax-acquired property.

§ 70-5. Disposition of tax-acquired property.

Should the municipal officers determine that title to tax-acquired property be relinquished rather than retained by the municipality, the following shall be observed:

- A. For a thirty-day period following the date of foreclosure, the Treasurer may accept payment from the prior owner for all past due taxes, accrued interest and costs associated with the tax lien foreclosure process if offered by the prior owner. Following acceptance of payment, the municipality shall deliver a municipal quitclaim deed to the prior owner releasing the municipalities interest in the property.
- B. The municipal officers shall solicit public bids for the sale of the tax-acquired property and shall receive, open and read aloud submitted bids on the first day of August following foreclosure of the tax lien, which is not a Saturday, Sunday or holiday.
- C. The municipal officers shall send notice of the impending sale, via mail only, to any and all prior owners of said property. Such notification shall be made at least 45 days prior to the scheduled sale. Said prior owner may redeem the property within the 30 days immediately following notification, with full payment of all outstanding taxes, including a just value for the current year not assessed, liens, interest and all costs, including but not limited to notice and insurance costs.
- D. The municipal officers shall cause a public notice of an impending public sale of tax-acquired property to be posted within the Town Office and to be advertised for two successive weeks in those newspapers generally used by the Town for legal

advertisements. The last notice shall be published at least seven days prior to the advertised sale date.

- E. The municipal officers shall require the following for proper submission:
- (1) A bid sheet containing a full description of the property being bid upon, and the bid price in United States currency.
 - (2) A certified cashier's check or postal money order, in an amount not less than 10% of the bid price, to be included as a deposit on the bid. Failure to submit a deposit shall cause the bid to be automatically rejected.
- F. The municipal officers shall require that those bid items cited in Subsection **E(1)** and **(2)** be sealed in a single plain envelope marked only "Tax-Acquired Property Bid" on the exterior and either be hand delivered to the municipality or, if mailed, enclosed within a second envelope addressed to the Town Manager, Town of Standish, Maine 04084. All bids must be received by the municipality no later than 10:00 a.m. daylight saving time on the date that bids shall be opened and read.
- G. The municipal officers generally will not accept any bid for a dollar amount less than the total outstanding taxes, including a just value for current year taxes not assessed, liens, interest and all costs, including but not limited to public notice fees and insurance costs, appraisal fees, and fees as a result of clear-title action. **[Amended 1-14-1992 by Order No. 20-92]**
- H. The municipal officers shall retain the right to accept or reject any and all bids submitted and shall cause the same disclaimer to be noted in any public notice soliciting bids in accordance with this chapter. Should the municipal officers reject all bids, the property may be offered again for public sale without notice to any prior owner or owners and without first having offered it to any prior owner.
- I. The municipal officers shall notify, via mail, any successful bidder.
- J. The municipal officers shall, as a credit to payment, retain the submitted bid price deposit of any successful bidder and shall return all other submitted deposits within 10 days of the bid opening.
- K. The municipal officers shall require payment in full from any successful bidder within 30 calendar days following the date when bids are opened and read. (See Subsection **L** for exception.) Should the bidder fail to pay the full balance, the municipality shall retain the bid price deposit and title to the property.
- L. The municipal officers may, subject to a show of good faith on the part of the bidder, extend the time limit a one-time-only additional 20 days in which full payment must be received.
- M. The municipal officers shall issue only a quitclaim deed to convey title to tax-acquired property.

- N. The successful bidder shall be responsible for the removal of any and all occupants of purchased tax-acquired property and shall, in writing, forever indemnify and save harmless the municipality from any and all claims arising out of the sale of the tax-acquired property brought by the occupants of the purchased property, their heirs or assigns.
- O. In those cases where the municipality has taken possession of the real estate, and personal property of someone other than the municipality remains on the real estate, the municipality shall comply with Maine law with respect to the disposition of abandoned personal property. In those cases where the municipality has not taken possession of the real estate, the successful bidder shall be responsible for complying with Maine law with respect to the disposition of abandoned personal property and shall indemnify and hold harmless the municipality from any and all claims which may be made against the municipality with respect to such personal property. **[Added 1-14-1992 by Order No. 20-92]**
- P. P. Bids may not be withdrawn at any time after submission. **[Added 9-8-1992 by Ord. No. 135-92]**

§ 70-6. Applicability.

This is a policy and not an ordinance which is intended as a guideline with regard to tax-acquired property. The municipal officers may vote to take action different from the guidelines set forth in this chapter if, in their judgment, it is in the best interest of the Town of Standish. The provisions set forth in § 70-5C shall not apply to tax-acquired property which was foreclosed on for nonpayment of taxes assessed for the 1988 tax year or earlier.

City of Auburn

Policy Regarding the Acquisition and Disposition of Tax Acquired Property.

Article 1. Purpose

The purpose of this policy is to establish a procedure for the management, administration and disposition of real property acquired due to non-payment of taxes in accordance with Title 36 MRSA Sections 942 and 943 as amended. It is in the City's and the residents' best interest to have a clear policy with respect to the disposal of tax acquired property and to have that property disposed of as efficiently as possible in order to:

- ❖ Return properties to the tax rolls;
- ❖ Reduce the opportunity for neighborhood blight by not having buildings or lots sit vacant and untended, thus potentially becoming an eyesore and target for vandalism;
- ❖ Preserve neighborhoods by having properties sold in a timely manner, thus reducing the likelihood of deterioration or becoming dilapidated.

Article 2. Administration - "Tax Acquired Property Management Committee"

Section 2.1 Committee Established. The City Manager will appoint a staff committee which will be called the "Tax Acquired Property Management Committee".

Section 2.2 Committee Composition. The committee will have representation from those departments as determined by the City Manager which have a direct relationship to property administration in the City of Auburn. Permanent members of the committee will be the Finance Director, City Treasurer, Purchasing Agent and a representative of the City Manager's Office. The City Manager will name the committee chairperson.

Section 2.3 Meetings. The Committee will meet as often as necessary to carry out the duties and responsibilities set forth in this policy.

Article 3. Duties and Responsibilities of the City Treasurer and the Committee

Section 3.1 Review of Properties. At least forty five (45) days prior to the foreclosure date, the City Treasurer shall identify each property on the list and notify all members of the committee of the impending foreclosure. The identification shall include, but is not limited to, the following: property tax map and lot number, property owner name, property location by street address, current property use if improved with buildings, and any other information available that the Treasurer feels will be helpful to the committee.

Section 3.2 Notice to Departments. The Treasurer shall notify the following departments of the impending foreclosure, and provide the list of properties and the same information as provided to the committee: the City Manager, Community Development, Assessing Department, Public Works Department, Engineering Division, Fire Department, Police Department, and City Clerk. In addition to the above named City departments, the Treasurer will notify the Auburn Water District, the Auburn Sewer District and any other persons requesting such notification.

Section 3.3 Request for Department Review. At the time of the notice, the Treasurer will request the departments to review the property list for the purpose of advising the committee of any properties which the City should not acquire through the lien foreclosure process. When appropriate, the department should perform a field visit to the property. In reviewing the list, each department will consider the criteria and guidelines established in this policy and by the Committee.

In order for the Committee to perform its work, each department must conduct its review and return its written findings and recommendations to the Treasurer within five (5) business days.

Section 3.4 Guidelines Regarding the Sale or Disposition of Tax Acquired Property. All tax acquired properties will automatically be eligible for disposition immediately following foreclosure by the City, with the following exceptions:

- ❖ In cases where the City has negotiated a payment plan - prior to foreclosure - for back taxes with the owner and payments are being made accordingly; and
- ❖ In cases where the City wishes to retain ownership for municipal purposes, such as open space, public improvements, sewers, storm drains, parks and recreation, public safety, transportation, education, right of ways, storage areas, etc., **or the City wishes to convey the property for a use which serves the City's interests.**

When reviewing properties that may be subject to foreclosure, the Committee and the affected departments will, at a minimum, consider the following guidelines and criteria in determining whether the City should: (1) retain the property for public use, (2) sell the property, or (3) waive foreclosure:

- ❖ the property is either unfit or unnecessary for City use;
- ❖ the City wishes to retain ownership for municipal purposes;
- ❖ the property is adjacent to publicly owned land;
- ❖ there are buildings on the property which should they be demolished;
- ❖ there are environmental liabilities or hazards present on the site;
- ❖ the property has investment or marketable value;
- ❖ there are uses that the property is suited for which meet the requirements of the City's zoning and land use ordinance;
- ❖ the property has value only to an abutter (additional set back, off street parking, etc.).

The Committee may consider additional criteria in formulating its recommendation to the Manager and City Council regarding disposition of the property.

Section 3.5 Committee Recommendations. The committee will meet to review the comments received from each department. The Committee will then forward a recommendation to the City Manager for appropriate action. The Committee will meet in sufficient time before the foreclosure deadline in order for the City Manager and City Council to have sufficient time to take any action that may be necessary, including waiver of foreclosure.

Article 4. Sale and Marketing of Tax Acquired Properties

Section 4.1 Sale to the Prior Owner. In the event the City chooses to offer tax acquired property to the prior owner it shall be offered upon the following conditions;

Upon acquiring a property, the Treasurer shall notify the prior owner that they have thirty (30) days within which to inform the City if they intend to redeem the foreclosed property. To redeem the property, the prior owner must pay all taxes assessed and unpaid, all interest on those unpaid taxes, all costs associated with the lien and foreclosure process and the estimated next fiscal year's property taxes if the redemption occurs after April 1st. If the prior owner has not entered into a payment plan or has not redeemed the property within 60 days of the when the tax lien foreclosed, the City will proceed with disposition in accordance with this policy. **Nothing in this policy shall be construed to create any entitlement or reconveyance.**

Section 4.2 Other Sales. In the event the City chooses not to offer the tax acquired property to the prior owner or, having offered the property to the prior owner, the prior owner has declined or is unable to buy the property within the timeframe specified in Section 4.1, the property will be disposed of in accordance with the following conditions:

A. Vacant Undersized Lots. Vacant land parcels which do not meet minimum lot size for construction *may* be offered to the abutting property owners. This offer will be made in writing setting forth the property being offered and the method for bidding. If there is more than one acceptable proposal, and unless the City chooses to withdraw the property from the market, the highest offer will be accepted. The City will provide tax title only through a quit claim deed.

Section 4.4 B. Marketing of All Other Properties. Depending on the type of property and its value, the City *will may* use a variety of marketing methods, as indicated below. Regardless of the method, the City reserves the right to accept or reject any proposal it receives. The Finance Department will maintain an updated list of all tax

acquired properties which are available for sale and which will be provided to the public upon request.

Rvsrw
Yrvpa..

vc

.lawv,

T~aRGVv

i. Solicitation of Abutters.

The Finance Department may notify abutters when property is being offered for sale. This offer will be made in writing setting forth the property being offered and the method for bidding. If there is more than one acceptable proposal, the highest bid offer that meets with the City's objectives will be accepted.

C. ii. Public Offerings. The City may offer properties for sale by sealed bid in conformance with the City Charter and applicable statutes. This sale will be conducted by the City's Purchasing Agent within 90 days of the date of foreclosure. The City retains the sole discretion to accept or reject any bid depending on whether the City determines a bid proposal meets the City's objectives.

0-: iii. Request for Proposals. The City may solicit proposals using an RFP process.

iv. Real Estate Broker Contract. Vacant land, commercial, industrial, residential and multifamily residential properties which are determined to have investment or high sale value will be identified with a disclosure statement describing all property attributes. This disclosure statement will be obtained from the Assessing Department based on the available record and a field inspection when entry to the property can be obtained. The City may place these properties with a professional real estate broker to be marketed. If the properties are placed with a professional broker, they will be given a deadline within which to sell the property. If the property is not sold within that timeframe, thereafter if any broker produces a purchaser which results in a sale, the broker will receive a commission.

Section 4.4 3 Rejection of Bid or Purchase Offer. All properties will be sold at a price acceptable to meet the City's priorities for reuse, taking into consideration the assessed value, the property's current condition, and potential use. Nothing in this policy shall limit or modify the discretion of the City Manager or City Council to reject any bid or offer to purchase should they deem it in the best interest of the City to do so. All properties must be sold for uses in keeping with the City's zoning ordinance. The City may place criteria on the disposition of any property that meet or further the City's objectives including: the density of development, design standards, the intended use (even when the particular use is allowed in that zone), and evidence of the buyer's financial ability to develop the property.

Sest+en-4:S Affic% 5 Occupied Residential Properties. *Prior to the conveyance by the City of ff a foreclosed residential property*, ^{9F} if ^{File} one has rye-pFe, the City will manage the property in accordance with the provisions of Title 14 MRSA Section 8104-A. The purpose for this provision is to

avoid any liability, or management responsibility with regard to ownership of the property.

The City may notify the occupants that the property has been foreclosed and is in the possession of the City of Auburn. The City may choose to evict the occupants in accordance with the law. If the City allows the occupants to continue to reside in the building, the City will notify the occupants that it will perform no maintenance on the property or buildings, that the City will accept no financial obligations or responsibilities to operate the buildings and that the continued occupancy of the property is at the sole discretion and risk of the tenant or leasee.

Adopted by the Auburn City Council

19

[txacqpro2]

June 18, 2013

Re: Tax Anticipation Note (TAN)

Dear Sir/Madam:

The Town of Wiscasset is soliciting sealed bids for a Tax Anticipation Note for the amount of \$3,000,000 calculated on a 360-day basis with a maturity date of 30 June 2014. The TAN loan is to be used for municipal operating expenses during its fiscal year from 1 July 2013 and ending 30 June 2014.

Your bid should include two approaches:

- 1) The traditional approach where a lump sum is borrowed and an interest is set by the bank.
- 2) The modified approach by borrowing the same sum but drawing it down as needed each month and only pay interest on the amount drawn to date.

All bids must show the most immediate availability of funds after award. ***Bidders must use the enclosed bid form. Bids are to be mailed or hand delivered in a sealed envelope marked "Tax Anticipation Note" to the Wiscasset Town Office by 3:00pm on Tuesday, July 2, 2013.*** Any bid received after the due time will not be considered. Bids submitted conditioned upon placement of other banking services may be rejected as non-responsive.

I may be reached weekdays via email at townmanager@wiscasset.org or via phone at (207) 882-8200 ext. 108. Upon request I can email our latest audit.

As the Town Manager I reserve the right to decide, on a case by case basis, at my sole discretion, whether or not to waive any technical irregularities in the bidding, to call for re-bids, accept, award, or reject any or all bids in the best interest of the town.

Sincerely,

Laurie Smith
Town Manager

Town of Wiscasset
2013/2014 TAN bid recipients

First	Last	Title	Bank	Branch	Address	Town	State	Zip	Phone	Ext.
David	Eldridge	Commercial Loan Officer	Androscoggin Bank		PO Box 1407	Lewiston	ME	04243	207-784-9164	3626
Denise	Eldridge	Loan Development Officer	Bangor Savings Bank		PO Box 930	Bangor	ME	04402-0930	877-226-4671	
		Commercial Loan Officer	Bank of America		83 Front Street	Bath	ME	04530	800-432-1000	
Geoff G.	Gattis	EVP Commercial Lending	Bath Savings Institution		PO Box 548	Bath	ME	04530	800-447-4559	
Earl	Harvey	Loan Officer	Bar Harbor Bank & Trust		2 Main Street	Topsnam	ME	04086	207-729-1426	
Vera	Rand	Vice President	Camden National Bank		PO Box 310	Camden	ME	04843	800-860-8821	
David	Platteter	VP & Senior Loan Officer	First Federal Savings		PO Box 488	Bath	ME	04530	207-442-8711	
Rebecca	Winslow	Regional VP	Gorham Savings Bank		10 Wentworth Drive	Gorham	ME	04038	207-839-4450	
Jessica	Olson	Manager	Key Bank of Maine		40 Front Street	Bath	ME	04530	207-443-5573	
		Commercial Loan Officer	Peoples United Bank		233 Main Street	Yarmouth	ME	04096-5723	800-636-1643	
Pamela	Bowerman	VP Commercial Lending	Norway Savings Bank		PO Box 347	Norway	ME	04268	207-393-3615	
Daniel	Thornton	Loan Officer	TD Bank		PO Box 9540	Portland	ME	04112-9540	207-317-8816	
Vicki	Hersom	Manager	The Bank of Maine		PO Box 409	Wiscasset	ME	04578	207-882-7571	
Monique	McRae	Manager	The First		PO Box 431	Wiscasset	ME	04578	207-882-9515	