

MEETING NOTICE

The Wiscasset Board of Selectmen, Board of Assessors & Overseers of the Poor will meet
Tuesday, December 16 at 7 p.m. in the Municipal Meeting Room.

AGENDA

7 p.m.

1. Call the meeting to order.
2. Pledge of Allegiance.
3. Approval of Minutes:
 - a. Dec. 2, 2014
4. Approval of Treasurer's Warrants
 - a. Payroll Warrants: Dec. 5, 2014; Dec. 12, 2014
 - b. Accounts Payable Warrants: Dec. 9, 2014; Dec. 16, 2014
5. Approval of Abatements and Supplementals:
 - a. Sign Maine Fiber Company abatement
6. Special Presentations or Awards: none
7. Public Hearing:
8. Appointments:
 - a. Appoint Town Planner Jamel Torres to the Lincoln County Regional Planning Commission's Board of Directors
9. Public Comment on Non-Agenda Items:
 - a. At each regular Selectmen meeting, there will be time devoted to any resident, taxpayer, or, in the case of an organization, an authorized representative of a resident or taxpayer of the Town of Wiscasset to address the Selectmen regarding any item that is not on the agenda for that meeting. Comments will be limited to five minutes per person. There will be a 30-minute maximum for this section.
10. Department Head or Committee Chair Report:
11. Unfinished Business:

- a. Update on December 9 Elections
12. New Business:
 - a. Sewer project bid opening
 - b. Authorize Town Manager to sign the updated 2014 Airport Master Plan
 - c. Holiday Schedule discussion
 - d. Authorize town manager to sign a Maine DOT airport general consulting agreement for a period not to exceed five years.
13. Town Manager's Report
 - a. Sue Varney retirement reception, Dec. 19
14. Adjournment

Future Meetings, Workshops, and Events.

Dec. 18: Budget Committee, 6 p.m.
Dec. 22: ORC, 5 p.m.
Planning Board, 7 p.m.
Dec. 25: Christmas Holiday, Town Offices closed
Jan.6: Selectmen, 7 p.m.

DRAFT

WISCASSET BOARD OF SELECTMEN,
BOARD OF ASSESSORS AND OVERSEERS OF THE POOR
DECEMBER 2, 2014

Preliminary Minutes

Tape recorded meeting

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

Absent: Tim Merry

1. Call to Order

Chair Pam Dunning called the meeting to order at 6 p.m.

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

3. Approval of Minutes: November 18 and November 25, 2014

Jeff Slack moved to approve the minutes of November 18. Vote 4-0-0. Ben Rines, Jr., moved to approve the minutes of November 15, 2014 as amended. Vote 4-0-0.

4. Approval of Treasurer's Warrants: Payroll Warrants November 21 and November 28, 2014 and Accounts Payable Warrants of November 25, and December 2, 2014.

Ben Rines moved to approve all warrants. Vote 4-0-0.

5. Discussion with Budget Committee on replacement of Public Works truck

Road Commissioner Doug Fowler reported that one of the two trucks discussed at the previous meeting had been sold; the 2015 International was still available at \$148,125. He continues searching for new and used trucks. The board discussed the possibility of retrofitting and using the 1991 Wastewater Treatment Plant truck, which Fowler said was not economically feasible, and whether or not to keep the blade and/or sander from the truck which had been totaled.

As discussed at the previous meeting, funds available for the purchase of the truck are \$5,760 from the Highway Department budget, \$11,000 from the cemetery fund, \$7,311 left over from the Capital Projects fund and \$27,400 left over from the funds allocated for the municipal building roof. The balance of up to \$81,129 would be taken from the unappropriated fund balance (\$850,000 - \$900,000). The maximum insurance proceeds will be \$23,150; however, this amount will be reduced to \$22,350 if the Town keeps the blade and to \$18,150 if both the blade and sander are kept. Fowler recommended keeping both the blade and sander. As soon as the funds are approved by the voters, bids will be sent to dealers in the three-state area.

The Selectboard and the Budget Committee discussed new vs. used and the various sources of funds as outlined in the draft warrant article. Following Bob Blagden's suggestion, the warrant article was revised to transfer \$34,711 in appropriated funds from the Capital Projects Funds/PW dump truck and Capital Projects Funds/Municipal Building Roof and up to \$97,139 from next year's capital expenditures for the purchase of a new truck. The Town will retain the blade and sander, leaving insurance proceeds

of \$18,150. **Ben Rines, Jr., moved to approve Article 2 as discussed. Vote 4-0-0.** The Budget Committee adjourned to the selectmen's office to discuss its position on the article. (see below)

6. Approval of Abatements and Supplementals –none

7. Special Presentations or Awards – none

8. Public Hearing – none

9. Appointments

A. Planning Board – Larry Barnes: **Ben Rines, Jr., moved to appoint Larry Barnes to the Planning Board. Vote 4-0-0.**

10. Public Comment - none

11. Department Head or Committee Chair Report – Individual reports were distributed.

12. Unfinished Business

A. 575 Birch Point Road – Resident request to waive sewer fees: Pam Dunning said this matter had been brought to the board previously, but she had granted Mr. McIntire an opportunity to discuss this matter with the current selectmen. William McIntire said when the sewer pump was installed on his property, there was an agreement that it would be done at no cost to him. At that time there were no sewer fees, or he said he would have had a waiver of those fees added to the agreement. He asked the board to waive his sewer fees. Dunning said the board had no authority to waive fees; any change would require a town vote.

13. New Business

A. Set date for Special Town Meeting for purchase of replacement of Public Works Truck: **Ben Rines, Jr. moved that the town meeting be held in the Municipal Building meeting room on December 11 at 7 p.m. Vote 4-0-0.**

B. Renewal of Lease Agreement with Maine Art Gallery: The previous 5-year lease for \$1 per year was signed in 2009. There are no changes in the proposed renewal. **Jeff Slack moved to sign the renewal lease agreement. Vote 4-0-0.**

C. Certificate of Commitment of sewer user rates: In response to Ben Rines, Jr.'s question, the Town Manager said that the town's ordinance references the state's percentage rate for late payment, but the rate could be changed by a town vote. **Jeff Slack moved to accept the Certificate of Commitment of sewer user rates. Vote 4-0-0.**

D. Boundary Line Agreement for Town-CMP: The agreement clarifies the property line between the town and CMP's property. **Jeff Slack moved to authorize the Town Manager to sign the agreement. Vote 4-0-0.**

E. Federal Aviation lease renewals: The lease covers equipment and space used by the Federal Government. **Jeff Slack moved to authorize the Town Manager to sign the lease renewals. Vote 4-0-0.**

The Budget Committee returned to the meeting and Chairman Cliff Hendricks reported that the committee had voted 7-0 to approve the warrant article.

14. Town Manager's Report

Marian Anderson announced that on Saturday, December 6, Frosty the Snowman and Rudolph the red-nosed reindeer will welcome Santa at the waterfront and the tree lighting will take place at 4:30 on the town common.

On Sunday, December 7, the Wreaths across America organization will pass through Wiscasset at approximately 3:40 p.m.

A. Maine Forestry Service's placement of moth traps to track winter moth population: Traps will be set near the Community Center and the town office.

B. MMA Workers' Compensation Membership Report: The report was distributed.

15. Adjournment

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

Acct # PP # 31

Received
12/2/14

APPLICATION FOR ABATEMENT OF PROPERTY TAXES

(Title 36 M.R.S.A., Section 841)

This application must be signed and filed with the municipal assessor(s). A separate application should be filed for each separately assessed parcel of real estate claimed to be overvalued.

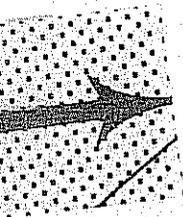
1. Name of Applicant: Maine Fiber Company, LLC
2. Mailing Address: 482 Congress Street, Portland, Maine 04101
3. Property Address or Map/Lot: Fiber Optic Cable on Utility Poles
4. Tax year for which abatement is requested: Current Year (2014)
5. Assessed valuation of real estate: None
6. Assessed valuation of personal property: \$24,000
7. Abatement requested in real estate valuation: None
8. Abatement requested in personal property valuation: \$7,388
9. Reasons for requesting abatement (please be specific, stating grounds for belief that property is overvalued for tax purposes): In March 2014, we submitted a Property Declaration Form to the Town (copy attached) which showed we sold property during the last year. The remaining value of the property (new) is \$18,458. The property is two years old and should be depreciated by 10%. The value of the property should be $\$18,458 * 90\% = \$16,612$.

To the assessing authority of the Municipality of Wiscasset
In accordance with the provisions of Title 36 M.R.S.A., Section 841, I hereby make written application for abatement of property taxes as noted above. The above statements are correct to the best of my knowledge and belief.

November 25, 2014
Date

DR Allison III
Signature of Applicant

12/3/14-
after correction of
\$ 7400 value
- .017
125.80 Refund



MODERATOR'S CERTIFICATE OF ELECTION RESULTS (SECRET BALLOT REFERENDUM)

TOWN OF WISCASSET

REFERENDUM ELECTION HELD DECEMBER 9, 2014

I, Susan Blagden, MODERATOR OF THE TOWN OF WISCASSET, HEREBY CERTIFY THAT BALLOTS CAST AT THE REFERNDUM ELECTION HELD DECEMBER 9, 2014 WERE COUNTED AND TABULATED AS FOLLOWS:

QUESTION 1: YES 367 NO 133

NO OTHER QUESTIONS APPEARED ON THE BALLOTS.

Susan Blagden

MODERATOR

*It's hard to Imagine
It's hard to believe
But Sue is finally ready
to retire and leave us here at the
Town of Wiscasset!*

Please join us

On

Friday

December 19th, 2014

4:00 pm to 6:00 pm

At

Wiscasset Community Center

242 Gardiner Road

*Retirement Reception to honor Sue Varney
and thank her for her many years of service
Light appetizers & refreshments will be served.*

RSVP to Kathy 882-8200 x 103

by Tuesday, December 16th