

WISCASSET SELECT BOARD,
TAX ASSESSORS AND OVERSEERS OF THE POOR
APRIL 23, 2019

Present: Kim Andersson, Bob Blagden (arrived during the meeting), Chair Judy Colby, Kathy Martin-Savage, Vice Chair Ben Rines, Jr., and Interim Town Manager John O'Connell

Chair Judy Colby called the meeting to order at 6 p.m.

1. Pledge of Allegiance

2. Approval of Treasurer's Warrants

Kathy Martin-Savage moved to approve the payroll warrants of April 5, 12, and 19, 2019. Vote 4-0-0.

Kathy Martin-Savage moved to approve the accounts payable warrants of April 9, 16, and 23, 2019. Vote 4-0-0.

3. Approval of Minutes

Ben Rines, Jr., moved to approve the minutes of April 2, 2019 as amended, the minutes of April 3, 2019 as amended and the minutes of April 9, 2019. Vote 4-0-0.

4. Special Presentations or Awards – none

5. Committee Appointments

- a. H. Karl Olson, Planning Board and Ordinance Review Committee
- b. Susan Blagden, Historic Preservation Commission
- c. Anthony Gatti, Planning Board
- d. Richard Forrest, Waterfront Committee

Ben Rines, Jr., moved to appoint Karl Olson to the Planning Board and Ordinance Review Committee, Susan Blagden to the Historic Preservation Commission, Anthony Gatti to the Planning Board and Richard Forrest to the Waterfront Committee. Vote 4-0-0.

6. Public Hearings – none

7. Public Comment

Susan Blagden complimented the Highway department on keeping the roads clear this winter and cleaning them up this spring. She also said she had the pleasure of working with the Code Enforcement Officer and the Town Manager on Historic Preservation and Board of Appeal matters.

8. Department Head or Committee Chair

- a. Department Head Monthly Reports: Judy Colby complimented Richard Gaeth on his thorough report.

b. Wastewater Treatment Plant – Richard Gaeth, Supervisor: Gaeth reported that after reviewing septage dumping fees from Wiscasset and surrounding areas, he is proposing a fee increase and would like feedback from the board by the next meeting. A Public Rate hearing must be held before May 23 and a date will be set at the next selectmen’s meeting. The public hearing needs to be advertised. He said there is no flow meter for the septage receiving area, and the septage pump in the blower room has not worked for years. A portable pump is being used, which wastes manhours. He has applied for two funds from the State, the Fiscal Sustainability Fund and the Climate Adaptability Plan. Gaeth will be meeting on April 30 with John O’Connell and Chuck Applebee regarding available grants. He asked that Sewage dumping fees also be on the next agenda. Kathy Martin-Savage asked Gaeth for a list of what needs to be replaced. Gaeth said one of the immediate needs was a waste pump which has been backfeeding, and repair estimated at \$9,000 is scheduled for April 30.

c. Parks and Recreation Department – Lisa Thompson, Director: Thompson said, as recommended, membership rates will be increased effective July 1. The \$1.00 increase per membership per month for three years will raise an additional \$7,000 to \$10,000 over the three-year period. The board had no problem with the planned increase.

9. Unfinished Business

a. Deer Ridge Tax Exemption Update: Letson B Douglass, attorney with Bernstein Shur, had reviewed the documents submitted by C&C Realty relative to the request by CEI for a 50% exemption and concluded that there was a basis for the Board of Assessors to conclude that CEI qualifies for the requested 50% exemption. **Judy Colby moved to grant a 50% tax exemption to Deer Ridge Farms as requested. Vote 3-1-0 (Rines opposed).**

b. Schedule site visit for proposed kayak rack placement: A meeting on May 7 at 5 p.m. with the Waterfront Committee at the waterfront was scheduled to decide whether the board is interested in the proposal for racks and to review possible placement of kayak racks, either attached to the building or free-standing.

10. New Business

a. Request Date for Town of Wiscasset School Budget Validation Referendum-Terry Woods, Superintendent of Schools: Woods said the school budget had been decreased by \$500,000 and she asked that the select board schedule a meeting on May 14 at 5 p.m. at the high school to vote on the school warrant article. The meeting will be advertised on the sign outside the municipal building. **Ben Rines, Jr., moved to schedule a school budget validation town meeting on May 14 at 6 p.m. at the Middle High School Gardiner Room. Vote 5-0-0.**

b. Business License Approval – Fix Marine Truck & Auto: Judy Colby asked that the approval be tabled as the owner had not abided by town ordinances, had not responded to requests by the Code Enforcement Officer and had opened his business without a license. She said the board needed advice from legal counsel. Kathy Martin-Savage recommended that the Town Manager write to the owner with a copy to the landlord giving him a week to comply before seeking legal advice. **Bob Blagden moved to table pending further review. Vote 5-0-0.**

c. Monthly Financials

- Department year to date expense report

- H.M.Payson Statement of Accounts

d. Delinquent Personal Property-Tax Collector Molly Bonang: The board reviewed the list of delinquent personal property owners. Bonang said of the 15 accounts there were several deceased owners and several small ones that may not be worth taking to Small Claims Court. Judy Colby said the four highest amounts due should be acted on first and the board gave Bonang permission to set up a payment plan if requested.

e. Consideration of May 21, 2019 for Public Hearing on Annual Town Meeting Warrant Articles: **Judy Colby moved to hold a public hearing on May 21, 2019 at 6 p.m. for the Annual Town Meeting Warrant Articles. Vote 5-0-0.** The board members will sign the notice by May 4.

f. Consideration of Public Hearing for Chewonki Campground Sewer Easement Expansion: **Judy Colby moved to hold a public hearing on May 21 at 6:15 p.m. for the special easement expansion for the Chewonki Campground sewer. Vote 5-0-0.** Kathleen Onorato said the board had already agreed to the sewer expansion. **Ben Rines, Jr., moved to insert after the explanation "recommended by the Board of Selectmen". Vote 5-0-0.**

g. Resignation-George E. Knight from Wiscasset Water District Board of Trustees: **Ben Rines, Jr., moved to accept the resignation with regret. Vote 5-0-0.** Town Manager O'Connell said the board had the authority to appoint a trustee and Judy Colby asked that the Water Department Trustees be asked for recommendations.

11. Town Manager's Report

a. Town Office Flooding Update: O'Connell said the flooding had done damage to some of the wallboard and soaked carpets. ServPro had cleaned up damage from the flood and the insurance adjuster had examined the damage. O'Connell said the damage is covered by insurance and the claim will be kept open until the full extent of the damage is known.

b. Union Negotiation Schedule: The negotiations will start with the Police Department. Judy Colby and Kathy Martin-Savage will participate in the negotiations, and a date will be set.

c. Clock Tower Update: The tower was examined, some window panes are missing. O'Connell said a boom truck will be used to wrap the tower to keep the weather from doing further damage.

d. DEP Grants: Kyle Coolidge of Wright-Pierce and Chuck Applebee are assisting in applying for grants or low interest loans for the Wastewater Sewer Plant.

e. The battery back-up to the server failed and a new battery has been ordered. O'Connell said the server is seven years old and should be replaced and a schedule for replacement of computer equipment should be developed.

f. EPA Cleanup: There have been two responses for the EPA cleanup of the ash pits at Mason Station.

g. Earth Day Cleanup: Will be held on Saturday, April 27.

h. Spirit of America nominee consideration: It was suggested that the group of volunteers that organize the Christmas gift program be recognized. Judy Flanagan, a member of the Family Wishes group, said the businesses who contribute should also be included in any recognition.

12. Assessors' Business

a. Tax Collector recommended Personal Property Abatements

- Stewart Gordon, \$37.71 (2015-2017)
- Maine Heritage Village, LLC, \$56.26 (2016-2017)
- Bryan Buck, \$174.14 (2013-2017)
- Laurie Leavitt, \$783.63 (2013-2017)
- Kathleen Alexander, \$213.28 (2013-2015)

Molly Bonang, Tax Collector, recommended that the above property abatements be approved. She said Stewart Gordon was not in business for 2015-2017, the owner of Maine Heritage Village was deceased, as was Bryan Buck, and Leavitt and Alexander had switched owners. **Bob Blagden moved to approve the Personal Property abatements as presented. Vote 5-0-0.**

b. Tax Collector recommended Personal Property Supplemental

- Lighthouse Lobster Shack, Inc., DBA Miss Wiscasset Diner, \$161.12 (2016-2017)

Judy Colby moved to approve the Personal Property Supplemental for Lighthouse Lobster Shack, Inc., DBA Miss Wiscasset Diner for \$161.12. Vote 5-0-0.

c. Assessors' Agent recommended Personal Property Abatements

- Stewart Gordon, \$13.69 (2018)
- Maine Heritage Village, LLC, \$31.28 (2018)
- Bryan Buck, \$39.10 (2018)
- Laurie Leavitt, \$175.95 (2018)
- Kathleen Alexander, \$84.07 (2018)

Judy Colby moved to approve the Personal Property Abatements of Stewart Gordon, Maine Heritage Village, Bryan Buck, Laurie Leavitt and Kathleen Alexander. Vote 5-0-0.

d. Assessors' Agent recommended Personal Property Supplemental

- John M Saurez, \$84.07 (2018)
- John and Tammy Chapman, \$175.95 (2018)

Ben Rines, Jr, moved to approve the Assessors' Agent recommended Personal Property Supplemental as presented. Vote 5-0-0.

13. Other Board Business

Bob Blagden apologized for arriving late and thanked Kathy Martin-Savage and Judy Flanagan for bringing refreshments to the budget meetings.

14. Adjournment

Kathy Martin-Savage moved to adjourn the meeting at 7:25 p.m. Vote 5-0-0.