

Sel. Mtg. Minutes  
7/24/07

**SELECTMEN'S MEETING  
JULY 25, 2007**

**PRESENT:** Dennis Abbott, John Gale, Tammy Jo Girard, Nancy Brandt, Michael DeAngelis, Gerald Daigle, Richard Sirois.

Chairman Dennis Abbott opened up the meeting at 6 pm. Jon Gale made the motion to go into executive session per M.R.S.A. §405(6)(A) Personnel Issue at 6 p.m., Tammy Jo Girard seconded the motion. Vote 3-0.

Jon Gale made the motion to come out of executive session at 6:40 p.m. Tammy Jo Girard seconded. Vote 3-0.

Chairman Dennis Abbott opened up the workshop with the Water District Trustees at 6:42 p.m.

**PRESENT:** Dennis Abbott, Tammy Jo Girard, Jon Gale, Nancy Brandt, David Benton, David Charland, David Lowe, Matt Pascarella, Fred Fay.

This workshop was held to discuss the annual contract between the Town and the Water District. Chm. Abbott explained that the Board had concerns on the amount of time in regards to the dollar amount reimbursement, was significantly low as the Board felt more time was provided. David Benton explained that the billings now will be done at home by Pam Witman and she will also be opening the mail and processing at home. The details of making deposits have not yet been determined. Chm. Abbott felt should adjust the hours provided in the contract to reflect the correct amount of hours. Also the pay is currently paid by the Town including benefits. Trustees were asked if they would Pam would be paid by the Town or the District and David Benton responded that it had not been decided yet and it hasn't been decided if one or two people will do it. Jon Gale would like to make sure that within the bargaining unit, it will need to be separated out between the District from the town. Chm. Abbott agreed that there needs to be a distinct separation. David Charland responded without a doubt it needs to be separate. David Benton informed the Board that at this time the draft contact will include receiving the mail, postage, and office space along with registrar of voters. Also reported that new wells will be coming on line and there will be in the future the possibility of a building or two for the district. There is a chance of obtaining a couple of the portable classrooms located at the old middle school and one of those could be used for meetings. The Trustees will put everything together and come back to the board. Chm. Abbott recommended that the Trustees put the packet together and submit to Nancy Brandt and then the Board can put it on the agenda. Trustees also inform the Board that there will be a rate increase next year. The rate has not change since the district was formed in 1993.

Tammy Jo Girard made the motion to close the workshop at 6:59 p.m. Jon Gale seconded. Vote 3-0.

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### Selectmen's Meeting

Present: Dennis Abbott, Tammy Jo Girard, Jon Gale, Nancy Brandt, David Lowe, Fred Fay, Matt Pascarella, Ron Perro, Theresa Lowell, Ray Davis, David Benton, Dean Look, Bob Gobeil, Mike DeAngelis, Clint Andrews.

Meeting called to order at 7:02 p.m. by Chairman Abbott with the Pledge of Allegiance.

### APPOINTMENTS:

7:00- Jerry Daigle, Assessor's Agent. Jerry reported that he has completed the random study on 113 parcels out of 4,500. The study shows that 67% had an increase, 25% no change and 8% had a decrease. The average overall increase was \$203.00. Explained that the figures came about with comparing last Nov. taxes to proposed revaluation taxes. At this time 85 appointments have been made for the month of August and he hopes to meet with everyone who wishes to discuss their revaluation by the end of August. He has handled 75 inquiries from walk ins to telephone calls. The E-Z forms are still available and have received about 10. The response time is 7-10 days on the forms. August 31<sup>st</sup> will be the deadline so that the Selectmen can set the tax rate in September and bills sent out in October. Homestead exemption forms are available and the deadline for submittal is by April 1<sup>st</sup> of each year and it is for Maine residents, primary residents, and has lived on the property for at least 12 months. Forms are available on line and at the Town Office. At this time there are 3,400 parcels with the exemption. Fred Fay asked if water front properties were the only properties that were hit hard. Jerry explained all waterfronts increased and the commercial properties along Sokokis Trail also increased. Ossipee Lake, Lake Arrowhead, and Lake Sherburne had the highest increase. Theresa Lowell asked what was taken in consideration if #rooms, bedrooms, bathrooms, whether the house was located on a paved or dirt road, zoning. Jerry explained number of bathrooms, square footage, and zone were part of the calculation.

### REPORTS:

- A) Town Administrator
1. Audit process had begun.
  2. The sealed bids for the purchase of the two generators are available on line and at the Town Office. Bids will be accepted until Monday, August 6<sup>th</sup> at 5 p.m. and will be opened and read publicly at the Aug. 7<sup>th</sup> Selectmen's meeting.
  3. The internet filter for the computers has not arrived. Was supposed to be delivered on the 20<sup>th</sup> and have starting tracking to see where it is. Once it has arrived, Saco River Technologies will install it and also in the same day conduct maintenance.
  4. Received the quote for Neill and Gunter for the wiring plan, diagram, and bid specs for the wiring of the generator and the quote was \$4,000.00. Chm. Abbott asked if there were any funds left from the grant. Pam L'Heureux has stated previous that she thought there was \$7,500. left. Nancy to check with the auditors. Board felt that if there are funds that the process should continue to

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make sure it is completed correctly. Nancy will inform the Board at next week's meeting after talking to the auditors.

5. Next bid project will be the replacement steps at the Library. The Trustees have submitted a plan on what they envision for steps and plans will need to be drawn up to make sure they are built to codes.

B). Selectmen's Report

Tammy Jo Girard reported that the GIS is moving along, also she has received a call from a company who gave her some great ideas. Suggested contacting the Town committees for their wish list and then the Board can decrease the list.

C) Committee Reports

Parks & Rec. Dir. Mike DeAngelis reported on Summer Rec. Also showed the Board the new Legion Baseball catalogue. Legion baseball is sponsored by the department. The catalogue is located in local stores and the Town Office. Currently the team is playing in a tournament. The Cabbage Island trip took place on Monday and was a sold out trip. One of the upcoming events is the Casco Bay cruise which is a 4 hour trip. Tennis lessons will begin Aug. 3<sup>rd</sup> and will run for 3 weeks.

**NEW BUSINESS:**

1. David Benton represented the North Station Building Committee. Chm. Abbott asked what direction the committee is going and suggested setting up a workshop between the Board and the committee. David explained that the entrance permit was obtained due to the application process will be changing drastically by the state and the committee felt it should be obtained if needed or not needed in the futures. The committee will also be finding out what the building envelope is on the current property. Chm. Abbott reminded David that the committee does not have authority to make decisions. David explained that the committee is following what the previous Board asked them to do. A workshop will be set up between the Selectmen, Public Safety and the North Station Building Committee. August 28<sup>th</sup> was scheduled to hold a workshop for the direction of the committee.
2. Jon Gale made the motion to appoint David Woodsome to the Transfer Station/Recycling Committee for term to expire 6/30/2008. Tammy Jo Girard seconded. Voted 3-0.
3. Jon Gale made the motion to appoint Laurice Moody to the Library Board of Trustees for a term to end 6/30/2010. Tammy Jo Girard seconded. Voted 3-0.
4. The Zoning Board of Appeals has made a decision on the GP Zone (attached) and also has the Planning Board recommendation on the zoning change. Jon Gale made the motion to hold a public hearing will be held on Aug. 14<sup>th</sup> on the zoning change. Tammy Jo Girard seconded. Voted 3-0.

**OLD BUSINESS:**

Discussed contractor rates. Chm. Abbott provided the Board with a spread sheet on what had been received from different companies on rates. Fred Fay informed the Board that the Road Review Committee agreed to the rate of \$120.00 hour for an excavator. Board felt that they were not ready to make a decision at this time and suggested the rates go back to the Road Review Committee and come back before the Board within two weeks with a recommendation.

Fred Fay also discussed with the Board the price rate to do the culverts. F.R. Carroll which was high gave a quote of \$115 to \$120 ton. D & R Paving gave a quote of \$95. a tone to do the same work. Board requested that this also be discussed with the Road Review Committee and a recommendation be brought back to the Board.

Goal setting will be on next weeks agenda since several Board members will not be available on Thursday. Tammy Jo Girard stated that she would be available any Thursday in August.

**OTHER:**

Tammy Jo Girard made the motion to approve the warrant for payroll and bills. Jon Gale seconded. Voted 3-0

Minutes of 7/15 meeting will need to carry forward to next weeks agenda since Chm. Abbott and Jon Gale were not present at that meeting.

**DISCUSSION OF AGENDA ITEMS:**

7/31 6 p.m. Executive Session 1 M.R.S.A. §405(6)(E) Consultation with Legal Council

7:00 p.m. Solid Waste Ordinance Public Hearing

Water District Contract

Goal Setting Workshop

Minutes of 7/15

8/7

6:30 Workshop on Council Meeting format

Road Review Comm. Rate recommendations

Road Review Comm. Cross Culverts recommendations

7 p.m. Public Hearing on Parking and Traffic Ordinance.

8/14

7:00 p.m. Public Hearing on the Zoning Ordinance Amendment

Voted on amendment.

8/15

Workshop with the Finance Committee



WATERBORO TAX STUDY - JULY 2007								
ACCT #	YEAR	VALUE	TAX		YEAR	VALUE	TAX	INC/DEC
16	2007	\$55,800	\$1,119		2008	\$135,500	\$1,409	\$290
27	2007	\$96,500	\$2,220		2008	\$219,500	\$2,524	\$304
129	2007	\$71,300	\$1,640		2008	\$122,100	\$1,404	(\$236)
138	2007	\$107,300	\$2,303		2008	\$182,300	\$1,947	(\$356)
166	2007	\$103,300	\$6,976		2008	\$845,900	\$7,428	\$452
212	2007	\$128,000	\$2,944		2008	\$258,800	\$2,976	\$32
281	2007	\$76,500	\$1,595		2008	\$178,400	\$1,902	\$307
324	2007	\$71,100	\$1,408		2008	\$126,400	\$1,247	(\$161)
390	2007	\$70,500	\$1,457		2008	\$107,500	\$1,087	(\$370)
437	2007	\$126,300	\$2,905		2008	\$221,000	\$2,542	(\$363)
466	2007	\$76,800	\$1,766		2008	\$189,200	\$2,176	\$410
530	2007	\$74,300	\$1,709		2008	\$159,900	\$1,839	\$130
567	2007	\$151,200	\$3,250		2008	\$277,600	\$4,298	\$1,048
631	2007	\$103,400	\$2,214		2008	\$253,900	\$2,770	\$556
704	2007	\$111,200	\$2,558		2008	\$227,400	\$2,615	\$57
777	2007	\$104,700	\$2,180		2008	\$215,300	\$2,269	\$89
811	2007	\$103,600	\$2,218		2008	\$246,100	\$2,681	\$463
862	2007	\$146,600	\$3,207		2008	\$236,300	\$2,568	(\$639)
894	2007	\$82,320	\$1,729		2008	\$166,600	\$1,766	\$37
964	2007	\$87,000	\$1,837		2008	\$190,100	\$2,037	\$200
999	2007	\$87,300	\$1,843		2008	\$191,900	\$2,057	\$214
1064	2007	\$133,700	\$2,911		2008	\$313,700	\$3,400	\$489
1104	2007	\$115,600	\$2,659		2008	\$269,000	\$3,093	\$434
1143	2007	\$151,600	\$3,322		2008	\$343,200	\$3,797	\$475
1169	2007	\$121,500	\$2,794		2008	\$233,700	\$2,688	(\$106)
1246	2007	\$51,000	\$1,173		2008	\$128,800	\$1,481	\$308
1277	2007	\$87,000	\$2,001		2008	\$199,500	\$2,294	\$293
1313	2007	\$149,700	\$3,279		2008	\$311,300	\$3,430	\$151
1377	2007	\$154,000	\$3,379		2008	\$322,200	\$3,556	\$177
1420	2007	\$160,400	\$3,689		2008	\$319,500	\$3,674	(\$15)
1453	2007	\$118,500	\$2,561		2008	\$275,000	\$3,013	\$452
1489	2007	\$96,500	\$2,055		2008	\$215,500	\$2,329	\$274
1562	2007	\$115,000	\$2,645		2008	\$224,200	\$2,578	(\$67)
1638	2007	\$132,900	\$2,892		2008	\$319,300	\$3,522	\$630
1675	2007	\$107,800	\$2,479		2008	\$220,900	\$2,540	\$61
1686	2007	\$81,000	\$1,635		2008	\$156,900	\$1,620	(\$15)
1708	2007	\$68,700	\$1,580		2008	\$143,800	\$1,654	\$74
1743	2007	\$91,500	\$1,940		2008	\$178,000	\$1,897	(\$43)
1781	2007	\$112,900	\$2,369		2008	\$256,200	\$2,739	\$370
1786	2007	\$64,500	\$1,319		2008	\$129,400	\$1,339	\$20
1818	2007	\$116,300	\$2,612		2008	\$291,600	\$3,353	\$741
1850	2007	\$61,800	\$1,257		2008	\$128,400	\$1,327	\$70
1863	2007	\$82,900	\$1,843		2008	\$168,800	\$1,884	\$41
1883	2007	\$76,800	\$1,602		2008	\$164,000	\$1,736	\$134
1917	2007	\$93,900	\$1,995		2008	\$203,500	\$2,191	\$196
1943	2007	\$68,400	\$1,573		2008	\$170,300	\$1,958	\$385
1958	2007	\$117,000	\$2,691		2008	\$217,600	\$2,502	(\$189)

1962	2007	\$51,400	\$1,182		2008	\$127,600	\$1,467	\$285	
1988	2007	\$86,100	\$1,980		2008	\$199,800	\$2,298	\$318	
2016	2007	\$109,200	\$2,347		2008	\$217,800	\$2,355	\$8	
2020	2007	\$68,900	\$1,585		2008	\$137,200	\$1,428	(\$157)	
2045	2007	\$164,600	\$3,786		2008	\$320,300	\$3,683	(\$103)	
2060	2007	\$76,400	\$1,757		2008	\$159,000	\$1,828	\$71	
2085	2007	\$247,500	\$5,692		2008	\$514,000	\$5,911	(\$219)	
2119	2007	\$120,200	\$2,765		2008	\$263,200	\$3,027	\$262	
2152	2007	\$92,400	\$2,125		2008	\$211,200	\$2,429	\$304	
2203	2007	\$73,700	\$1,695		2008	\$171,500	\$1,972	\$277	
2221	2007	\$122,900	\$2,827		2008	\$268,000	\$3,082	\$255	
2260	2007	\$75,700	\$1,741		2008	\$192,600	\$2,125	\$384	
2291	2007	\$126,100	\$2,900		2008	\$293,500	\$3,720	\$820	
2323	2007	\$125,400	\$2,884		2008	\$288,300	\$3,515	\$631	
2357	2007	\$193,100	\$4,441		2008	\$213,000	\$2,449	\$1,992	
2370	2007	\$200,800	\$4,618		2008	\$438,400	\$5,042	\$424	
2388	2007	\$107,000	\$2,461		2008	\$235,900	\$2,713	\$252	
2421	2007	\$74,800	\$1,720		2008	\$179,400	\$2,063	\$343	
2437	2007	\$12,690	\$2,919		2008	\$255,600	\$2,939	\$20	
2454	2007	\$165,200	\$3,635		2008	\$407,400	\$4,536	\$901	
2468	2007	\$104,700	\$2,244		2008	\$244,500	\$2,662	\$418	
2490	2007	\$231,100	\$5,088		2008	\$460,200	\$5,085	\$3	
2523	2007	\$75,700	\$1,742		2008	\$166,300	\$1,912	\$170	
2559	2007	\$73,300	\$1,686		2008	\$167,100	\$1,922	\$236	
2607	2007	\$70,400	\$1,619		2008	\$150,600	\$1,732	\$113	
2793	2007	\$51,300	\$1,180		2008	\$102,400	\$1,178	(\$2)	
2837	2007	\$81,600	\$1,877		2008	\$156,900	\$1,804	(\$73)	
2912	2007	\$91,800	\$2,111		2008	\$209,400	\$2,408	\$297	
2986	2007	\$75,600	\$1,739		2008	\$165,500	\$1,903	\$164	
3065	2007	\$78,700	\$1,810		2008	\$159,900	\$1,839	\$29	
3148	2007	\$67,000	\$1,377		2008	\$133,100	\$1,381	\$4	
3179	2007	\$127,200	\$2,926		2008	\$355,100	\$4,084	\$1,158	
3210	2007	\$176,400	\$4,057		2008	\$409,500	\$4,709	\$652	
3241	2007	\$98,000	\$2,254		2008	\$225,500	\$2,593	\$339	
3272	2007	\$118,800	\$2,568		2008	\$223,500	\$2,421	(\$147)	
3304	2007	\$132,500	\$3,047		2008	\$224,200	\$2,578	(\$469)	
3340	2007	\$132,900	\$3,057		2008	\$282,200	\$3,245	\$188	
3416	2007	\$116,100	\$2,670		2008	\$253,500	\$2,915	\$245	
3593	2007	\$136,500	\$3,139		2008	\$315,800	\$3,632	\$493	
3673	2007	\$53,000	\$1,219		2008	\$108,400	\$1,247	\$28	
3714	2007	\$86,800	\$1,996		2008	\$174,200	\$2,003	\$7	
3749	2007	\$89,900	\$2,068		2008	\$172,200	\$1,980	(\$88)	
3798	2007	\$117,300	\$2,698		2008	\$273,600	\$3,146	\$448	
3836	2007	\$80,300	\$1,847		2008	\$185,700	\$2,136	\$289	
3869	2007	\$91,300	\$1,872		2008	\$245,500	\$2,616	\$744	
3943	2007	\$91,700	\$2,109		2008	\$209,100	\$2,405	\$296	
3974	2007	\$70,000	\$1,610		2008	\$163,800	\$1,734	\$124	
4011	2007	\$75,100	\$1,563		2008	\$174,700	\$2,009	\$446	
4042	2007	\$113,900	\$2,455		2008	\$218,900	\$2,368	(\$87)	
4049	2007	\$88,050	\$2,025		2008	\$154,600	\$1,778	(\$247)	
4062	2007	\$81,700	\$1,715		2008	\$170,300	\$1,809	\$94	

4068	2007	\$71,200	\$1,473		2008	\$168,400	\$1,937	\$464	
4106	2007	\$78,300	\$1,636		2008	\$172,800	\$1,838	\$202	
4128	2007	\$102,532	\$2,538		2008	\$250,400	\$2,880	(\$342)	
4138	2007	\$93,200	\$1,979		2008	\$209,000	\$2,254	\$275	
4145	2007	\$71,800	\$1,487		2008	\$159,700	\$1,687	\$200	
4166	2007	\$110,500	\$2,377		2008	\$239,300	\$2,602	\$225	
4160	2007	\$83,200	\$1,749		2008	\$199,900	\$2,149	\$400	
4182	2007	\$17,500	\$402		2008	\$10,000	\$115	(\$287)	
4205	2007	\$28,000	\$480		2008	\$23,900	\$125	(\$355)	
4227	2007	\$89,000	\$1,883		2008	\$190,900	\$2,046	\$163	
4234	2007	\$112,900	\$2,432		2008	\$226,600	\$2,456	\$24	
4271	2007	\$70,100	\$1,612		2008	\$144,900	\$1,666	\$54	
4300	2007	\$86,300	\$1,985		2008	\$194,700	\$2,239	\$254	
4303	2007	\$106,300	\$2,280		2008	\$228,200	\$2,475	\$195	
4312	2007	\$51,100	\$1,175		2008	\$154,100	\$1,772	\$597	
4318	2007	\$83,100	\$1,747		2008	\$192,700	\$2,067	\$320	
							<b>AVG</b>	<b>\$203</b>	
							<b>RECAP</b>		
							67% INC		
							25% NC	*within \$100	
							8% DEC		
							<b>100% TOT</b>		
<b>G. E. DAIGLE, Assessors' Agent</b>									

Worksheet for TOW Rates for Contracted Equipment

Type/Description of Equipment	Size	Rate 10/19/00	MDOT 2007 Rate	McCoy	R.J. Grandin	White Bros	Shaw Bros	Deaborn Bros	Benton Bros
Dump Truck	3 to 4 yard	\$ 23.75	\$ 27.37	\$ 30.00			\$ 40.00		
Dump Truck	7 yard	\$ 30.75	\$ 36.83		\$ 56.00			\$ 50.00	
Dump Truck	8 Yard	\$ 30.75	\$ 38.70	\$ 36.00	\$ 56.00		\$ 50.00		
Wheeler	12 Yard	\$ 36.00	\$ 44.59		\$ 65.00				
Wheeler	13 Yard	\$ 36.00	\$ 45.86		\$ 65.00				
Wheeler	14 Yard	\$ 36.00	\$ 47.12	\$ 48.00	\$ 65.00	\$ 62.00	\$ 62.00	\$ 62.00	
Wheeler	15 Yard	\$ 36.00	\$ 48.41		\$ 65.00				
Wheeler	16 Yard	\$ 36.00	\$ 49.62		\$ 65.00				
Wheeler	17 Yard	\$ 36.00	\$ 50.83		\$ 65.00				
Wheeler	18 Yard	\$ 36.00	\$ 52.05		\$ 65.00	\$ 69.00	\$ 74.00		
Trailer Dump	20 to 25 Yard	\$ 50.00	N/A		\$ 105.00	\$ 125.00	\$ 100.00	\$ 70.00	
Tri Axle		\$ 42.00	N/A		\$ 80.00				
Grader	Medium	\$ 65.00	N/A		\$ 162.00				
Grader	Large	\$ 75.00	N/A		\$ 162.00	\$ 140.00	\$ 125.00		
Excavator	1 1/2 Yard	\$ 85.00	N/A		\$ 152.00	\$ 185.00	\$ 190.00	\$ 140.00	
Excavator	3/4 Yard	\$ 70.00	\$ 70.46	\$ 85.00		\$ 145.00	\$ 160.00	\$ 125.00	\$ 85.00
Excavator	1/2 Yard	\$ 55.00	\$ 54.72	\$ 65.00	\$ 94.00	\$ 90.00	\$ 80.00	\$ 95.00	\$ 60.00
Dozer	D7	\$ 95.00	\$ 70.09			\$ 165.00	\$ 240.00		
Dozer	D6	\$ 75.00	\$ 58.77		\$ 162.00		\$ 135.00	\$ 150.00	
Dozer	D4	\$ 55.00	\$ 50.07				\$ 115.00	\$ 100.00	\$ 60.00
Dozer	D3	\$ 50.00	\$ 50.07	\$ 60.00	\$ 105.00	\$ 105.00	\$ 90.00		
Loader	1 1/2 Yard	\$ 52.50	\$ 44.93		\$ 90.00	\$ 109.00		\$ 95.00	
Loader	1 3/4 Yard	\$ 52.50	\$ 47.94				\$ 90.00		
Loader	2 Yard	\$ 52.50	\$ 50.94						
Loader	2 1/4 Yard	\$ 60.00	\$ 53.94						
Loader	2 1/2 Yard	\$ 60.00	\$ 56.95						
Loader	2 3/4 Yard	\$ 60.00	\$ 59.96						
Loader	3 Yard	\$ 65.00	\$ 64.15						
Loader	4 Yard	\$ 75.00			\$ 220.00	\$ 180.00	\$ 140.00	\$ 190.00	