

SELECTMEN'S MEETING

July 12, 2011

5:30 pm – Executive Session 1 M.R.S.A. ss 405 (d) Dept. Head Contract: Jon made the motion to go into Executive Session at 5:30 pm. Dave seconded. Voted, passed. TammyJo made the motion to go out of Executive Session at 6:48 pm. Dave seconded. Voted, passed.

5:50 pm – Executive Session 1 M.R.S.A. ss 405 (D) Employee Contract: TammyJo made the motion to go into Executive Session at 5:50 pm. Dave seconded. Voted, passed. TammyJo made the motion to go out of Executive Session at 5:58 pm. Jon seconded. Voted, passed.

PRESENT: Dennis Abbott, Gordon Littlefield, TammyJo Girard, Jon Gale, David Woodsome, Nancy Brandt, Matt Bors, Tammy Wells, Dave Lowe, Jerry Daigle, Aaron Libby, Doug Foglio, Sr., Jim Carll, Julie Giles, Travis Walton and Dianne Holden

Selectman Littlefield opened the meeting with the Pledge of Allegiance at 6:02 PM.

APPOINTMENTS

6:00 – Atty. Bradley Morin – Dennis Hartigan Consent Agreement: The Town Attorney and CEO agree with the proposed Consent Agreement. Currently the deck is still there. The Hartigans agree to a civil penalty of \$200. per day commencing on June 24, 2011, but reduced to no more than \$1,000. if the Hartigans remove the deck as agreed on or before July 24, 2011. Patti noted that the patio is a separate issue, has not been resolved and is not part of this agreement. Jon made the motion to accept and sign the Consent Agreement. TammyJo seconded. Voted, passed and Board signed.

6:30 – Patti Berry, CEO re: Selectmen's vote for legal action on 51 Bradburn Road: In 2008 there was a junkyard violation which the Board authorized legal action be taken on. The property was cleaned, junk removed and the legal action dropped. Currently the property is in a worse condition than in 2008. Patti to give notice of 14 days to comply, in a new notice of violation. Dave made the motion to have the CEO to issue the 14 day violation notice and if not resolved, she can take legal action. TammyJo seconded. Voted, passed.
Issue 2: 17 Laddie Lane has a Consent Agreement from 2006, and currently is not in compliance with it. The Town can take legal action immediately, according to the Town Attorney.
Issue 3: 181 West Shore Road: Town took to court and won a legal action. The owners paid \$9,000. to the Town and removed a deck. They now have a patio, which they were denied a permit for. This property is under a Court Order. Patti to give 14 day notice of violation to remove the patio. TammyJo made the motion to have Patti issue a 14 day violation notice and if the patio is not removed, she has authorization to move forward with legal action. Dave seconded. Voted, passed.

HEARING OF DELEGATION

Gordon made note that Boy Scout Travis Walton was attending tonight's meeting as part of an Eagle Scout badge he is working on.

CORRESPONDENCE – None

TOWN ADMINISTRATOR'S REPORT

1. Nancy reported that she is working on Public Hearing notices for August 2, 2011 in regards to changing the name of the North Waterboro end of Ross Corner Road, however, the Hearing would have to include 2 roads. What does the Board want done. Dennis answered that the paved portion of the Ross Corner Road be renamed Middle Road and the dirt portion of the Middle Road be renamed Middle Road Extension.
2. Julie, Treasurer, will give a report on accruals tonight. The accrual bills of today that have not been posted total \$6,500.+/-

SELECTMEN'S REPORT

1. TammyJo reported on Old Home Days held this past weekend. She thanked all the Committee members for their hard work and dedication. It was a successful 25 year celebration.
2. Dennis reported on attending the Planning Board meeting. They have several issues before them. The Wellhead Protection Ordinance will be moved on by the PB to the Board for a Public Hearing. They had a lengthy discussion in regards to performance bonds. Surety Bonds or cash seems to be the way they will go. The PB will work up the language of the trigger point and the Board will have to work out the mechanics of how they will be handled. The Board will have to talk with the Town Attorney to work it out.
3. Jon met with the Cemetery Committee which works at restoration of the small cemeteries around Waterboro that are not covered by associations, etc. There are approximately 114 of them. The Committee is active in the spring, summer and fall. Donna Mayo is the Chair. Anyone interest in being on the Committee or adopting a cemetery to do maintenance on it, should contact Jim Carll.
4. Dave spoke to Lucas in regards to the Transfer Station's recycling compactor and why the Board need the changes done. In regards to the lockout situation, Lucas feels it's up to standards. Dave suggests that the Town have someone go in that's certified to specify what the code is. Dennis suggested the State Inspector that inspected prior to operation. Nancy to look for paperwork showing the State Electrical Inspector had approved the lockout as it currently is.

COMMITTEE REPORTS

1. Gordon reported that a communication received from the Finance Committee Chair stated that she would not be able to attend the meeting tonight and showed displeasure with the Board over financial issues. Quoting the Auditor, the Town's financial footing is rock solid. Was there problems this year? Yes, but steps have been taken for those issues not to happen in the future.
2. Julie Giles, Treasurer passed out financial reports to the Board and Town Administrator. The 2011 Expense Report shows accruals to date of \$51,227.25, leaving \$358,000. +/- . There are 3 more weeks for accruals to come in, until the end of the month. In regards to the Income Report, Revenue Sharing and \$500 from the Transfer Station grant from the State have come in and are posted. Reports also are included for FYE 2012; GL Summary and Revenue-which were posted as of last Friday; Expense-which tonight's warrant has not been posted to as yet. She is waiting for the Board's wishes on the journal entries to balance out the accounts for FYE 2011. The Board voted before June 30 to have Nancy and the Auditor work on the transfers. Gordon asked the status of balancing the checkbook. Julie stated that May and June's are to be done and she has authority to work on it the last Monday of the month.

Dennis questioned whether the accrual of wages are all in at this point. Julie said as far as she knew, except for the Town's share of FICA. Jon questions that if there is \$358,000. minus the accruals, which will be the unexpended balance, will go into unappropriated surplus. Julie noted that some can't go as they are balances that are carried forward, which are included in that amount, also overlay is included in that amount. Nancy stated that the Auditor will be in the last week of July and that August 1st. is the cut off for accruals. TammyJo asked if there is any further revenue to come in for FYE 2011. Julie stated yes, including Rapid Renewals from the State, Revenue Sharing and interest earned in June. Gordon stated he wondered if there was the possibility of getting all bills in by June 30th each year. Nancy responded that the largest bill is for the Transfer Station, as it is billed out as of June 30th. for the month.

NEW BUSINESS

1. Discuss/vote Eagle's Liquor License Renewal: Jon made the motion to accept the Eagle's Renewal Liquor License. Dennis seconded. Voted, passed.
2. Discuss/vote to approve Neil Courtney Fire Department Report: Neil couldn't attend tonight's meeting. Matt stated that the goal is to have him attend the Board's July 19th. meeting at 6 pm., and he asked the Board to review the Report prior to the meeting.
3. Discuss/vote demolition of North Fire Station: Matt received a 3rd. bid for removal, loam and hay the area. Dave questioned if there was any agreement with Mr. Goodwin, the prior owner of the property. Nancy stated that when it is no longer used by the Fire Department, it would revert back to the Goodwin family. Dave questioned if there may be another organization that would want the building before it was destroyed. Gordon stated that the building was in very bad disrepair. TammyJo questioned whether the family would want to give it to another organization. Dave made the motion that Matt follow thru with quotes for demolition and if a verified organization wants the building, they should contact the Board within 2 weeks, also Matt should contact the prior owner to get his wishes, then go to the media with a building proposal to have Town elevated from any responsibility. Jon seconded. TammyJo felt more comfortable if the prior owner was contacted first. Dave and Jon both agreed that could be added to the motion. Voted, passed.
4. Discuss/vote on Old Central Fire Station renovation project: Matt stated that the Warden Service has their air boat, ATV and snowmobile stored there. The warden has resources from the State Prison to have prisoners paint and work on the broken windows, making the building more presentable to the community. Gordon stated that the Historical Society has equipment stored in there for a blacksmith shop. Doug asked if monies set aside years ago for maintenance of the building has been used. Nancy said it was put into a Capital Account several years ago. Doug acknowledged that he needed to get back to the blacksmith shop. TammyJo made the motion that the Fire Chief continue to work on the old Central Fire Station at low to no cost to the Town, working with the Warden Service and Historical Society. Dave seconded. Gordon questioned Matt as to whether

the Warden Service had spoken about the type of prisoners that would be involved. Matt Said no, they had also discussed using people that needs to do Community Service; he will mention the concern to them. Motion voted, passed.

5. Discuss/vote disposition of the Ossipee Mountain Fire Tower: Matt has had several conversations with District Ranger Hesslein. There is concern in regards to some of the timbers and other minor repairs that are needed. The structure at the top seems ok. Gordon asked about a grant that was receive for the tower. Matt responded that there was one that came in many years ago and that's what they've been using over the years for repairs. Nancy stated there was \$606. left in the account. TammyJo stated that when Warden Hesslein was before the Board, the State was looking to have towns take over the fire towers. The Board talked that perhaps the Land Trust and Historical Society might want to be involved. They need to get back to Warden Hesslein with the Town's answer, if interested or not, and, not necessarily the Town but an organization that might be. Matt stated that another group has shown interest – Southern Maine Fire Notification. Doug stated that it appears that whatever happens, it appears the cart is before the horse. Is there a right to leave the tower there, if it passes hands, from the owner of the land, Bob Carroll? Gordon asked Doug if he would contact Mr. Carroll. Doug agreed to do so and report back to the Board. TammyJo wondered if Warden Hesslein's conversation with them was premature. They need to find that out. Jim spoke to the Historical Society's point of view, they don't have the money nor personnel to get involved. Dennis stated that maybe a mix of people can form a group to save the tower. Matt stated he'd contact Warden Hesslein and report back to the Board.
6. Update on status of accruals: Covered under Committee Reports with Treasurer. Dennis stated that if overlay is taken out there is \$41,589. to the good; take GA overdraft it's \$78,897. remaining. The Auditor's recommendation to balance out the \$66,000. from 2010 with 2011 is still valid at this time, depending on how much more accruals have to come out. Noted that Fire/EMS and Transfer Station came in way over projection for accruals.
7. Goal setting follow up: The Board agreed to meet on Wednesday, August 31, from 5-8 pm.
8. Review Finance Policy-include audit calendar: Dennis volunteered to incorporate the audit calendar into the Policy and bring it back next week.
9. Discuss Sales Ration Report with Assessor: Jerry presented the Board with a multipage report that includes a 12 month sales study done by the State each year. Waterboro is currently at 108% of market value. Sales are sliding, but the rating is staying close. When the re-assessment was done in 2007, the town was as 100% of value with a quality rating of 9-10. He does an 8 month study from Sept. to April that is more forward looking and brings the town into the present. The results predict that Waterboro will be 113% of market value in 2012, with a quality rating of 11%. Only 31 sales in an 8 month period of time could be used, as shortsals, foreclosures, etc. can not be used. The future of property values are uncertain, but with a quality rating of 10-15, Waterboro is in good condition. The state mandates that valuations are 70% ratio of market, plus 20% over (difference between actual market value and assessment). If it becomes more, the town is failing by overvaluing. It's all relative to sales, which Jerry thought might have leveled off, but it hasn't yet.

Doug questions the Board if they had petitioned the State Education Dept. about the Town's valuation to see if they could get more funding due to the 13% over. Dennis stated that the state valuation continues to deteriorate. Jon questioned if the Town goes to 20% over, what will the State do. Dave is concerned about properties that are under assessed, asking for individual properties to be looked at. Jerry said that Lake Arrowhead percentage in report is same as rest of Town. The lake is slightly lower. Currently there is no direction of where the values are going. TammyJo stated that that she doesn't feel that schedule 'C' paints the right picture.

10. Discuss/vote committee appointments:

Dennis made the motion to appoint Dwayne Woodsome to the Assessing Board of Review until 6/30/14; Frank Allen to the Planning Board until 6/30/16; Mike DeAngelis to the Fair Hearing Committee until 6/30/12; Mark Cyr to the Zoning Board of Appeals until 6/30/16; Steve Ross to the Finance Committee until 6/30/2016 and Roger Macomber to the Road Review Committee until 6/30/2014. Dave seconded.

1. Steve Ross to Finance committee, voted, passed.
2. Mark Cyr to Zoning Board of Appeals, voted, passed.
3. Mike DeAngelis to Fair Hearing Committee, voted, passed.
4. Frank Allen to Planning Board, voted, passed.
5. Dwayne Woodsome to Assessing Board of Review, voted, 2 yes-3 no, motion failed.
6. Roger Macomber to Road Review Committee, voted, passed.

OLD BUSINESS - None

OTHER

1. Warrants for bills & payroll: TammyJo made the motion to approve. Dennis seconded. Voted, passed.
2. Minutes of 6/21/2011, 6/28/2011 & Workshop 6/28/2011: TammyJo made the motion to approve. Dennis seconded. Voted, passed.

Pending Decisions

1. Public Service Announcements
2. Performance Bonds
3. Committee Self-evaluations

Week's Action List

1. Matt – follow up with Warden Hesslein
2. Doug – follow up with Bob Carroll
3. Discussion on facilitator for Goal Setting Session, agreed Administrator will do

Agenda Items

1. Neil Courtney, Fire Dept. Report
2. Finance Policy with audit calendar
3. Road Commissioner questions – agreed to have workshop beginning at 5:15 pm, on July 19th with the Road Commissioner.
4. Dave would like to discuss what qualifications are needed and what disqualifies an individual when applying for Committee membership.
5. Disposal of Municipal property

Reminders

Gordon read the reminders for the week.

ADJOURMENT

TammyJo made the motion to adjourn at 8:12 PM, Dave seconded. Voted, passed.

SIGNED:

1. Warrants for bills & payroll
2. Minutes of 6/21/2011, minutes and workshop 6/28/2011
3. Committee appointments
4. Eagles Liquor License

APPROVED: Date: July 19, 2011
