The Board of Selectmen held a Meeting on Wednesday, September 9, 2015 at the Island Hall beginning at 6:00 PM

First Order of Business: Call meeting to order
Chairman Christopher Loder called the meeting to order at 6:10 PM

Selectmen Present: Chris Loder, Susan Campbell, Bill Calthorpe
Selectmen Absent: David Hill, Pete Pellerin
Also Present: Marjorie Stratton, Gloria Brown, Rich Hubbell, Gail Jenkins, Jay Corson, Jill Malony, Gary Ross, Geoff Summa, Aaron Rugh, Laura Summa

Second Order of Business: Public Comment

- Revaluation and tax bills

Geoff Summa spoke of concerns about land discrepancies comparing valuations per square foot for similar properties.

Nancy Olney spoke of inequities in building valuations. She said there were few interior inspections and major renovations were not reflected in the revaluation.

Geoff: Tax bills were sent out based on the new valuation with its many errors. The abatement process is flawed because mostly taxpayers requesting a reduction in valuation will want to correct errors. How can the Town address these concerns?

Marjorie Stratton said the Assessor could decide to review a certain section of town. The Assessor can make corrections without the formality of an abatement.

Chris Loder talked about the official process continuing toward equitable taxation.

Aaron Rugh said the valuation work was not done well, the process is flawed and the burden falls on the taxpayers. He also said his understanding from the June Town Meeting was that the new valuation would probably not be ready in time for this round of tax bills and would not be used until the next tax cycle. He mentioned that some of the pictures on the tax cards were of the wrong property.

Nancy: 50% of properties have errors and internal inspections are necessary.

Geoff: quoted from the Maine Revenue website: "Upon completion of a revaluation, a firm must present the municipality with a complete set of property record cards that detail the construction of each building."
Jill Malony said that docks should be included in the valuation. She also said that information from the old property cards had not been transferred to the new cards.

Geoff: Livable square footage doesn't show on property card

Discussion re: ability to audit the data property card data.

Are we paying more money to the Assessor now because he didn't do the job right in the first place?

Rich Hubbell said there is the appearance that the whole process was flawed.

Marjorie suggested that the Board contact David Ledew, the Director of the Property Tax Division in Augusta.

- **Tax-acquired property**

Jay Corson asked how the liens on a tax-acquired property would affect the Town's ability to sell a property, if that's what the Town decided to do. Marjorie said that if the Town decided to sell, it would be done by quitclaim deed; in other words, selling whatever interest the Town has in the property.

### Third Order of Business: Reports

**Town Administrator**
- Re: brush dump: Susan will call Craig Marshall of Marshall Grinding, Inc.

**Town Treasurer**

**Motion:** Moved by Susan Campbell and seconded by Bill Calthorpe to approve the Town Administrator and Town Treasurer Reports.

Unanimous, Motion Carried

**Code Enforcement Officer**

**Harbor Master/Shellfish Warden:** no report

**Public Works Department:** paving is set to begin on September 14th

**Motion:** Moved by Susan Campbell and seconded by Bill Calthorpe to accept the Code Enforcement and Public Works reports as written.

Unanimous, Motion Carried

**Fourth Order of Business:** Regular Business

**16-035:** To approve a recommendation from the Assessor regarding the valuation appeal process
Motion: Moved by Susan Campbell and seconded by Bill Calthorpe to approve the recommendation from the Town Assessor to advise taxpayers to appeal to the County Board of Assessment Review for appeals from decisions by the Assessor.

Unanimous, Motion Carried

16-037: To address the Capps Road drainage issue
Motion: Moved by Susan Campbell and seconded by Bill Calthorpe to address the Capps Road drainage issue

Unanimous, Motion Carried

- Rich Hubbell presented his perspective on the problem of managing the flow of water and slowing erosion.

- From the Town’s perspective, the issue is that the Town is not allowed by law to spend public funds on private property which is the case here.

Motion: Moved by Bill Calthorpe and seconded by Susan Campbell to authorize the Town Administrator to confer with Attorney Anne Torregrossa and report back.

Unanimous, Motion Carried

16-038 To accept a resignation from the Sunset Committee
Motion: Moved by Bill Calthorpe to accept with regret Will Lund’s resignation from the Sunset Committee. The Board takes exception to Mr. Lund’s statement that the Board was negotiating in secret.

Unanimous, Motion Carried

16-039: To discuss Bruce Hunter settlement: replanting on the Great Chebeague Golf Course property
Motion: Moved by Susan Campbell and seconded by Bill Calthorpe to use the balance of the settlement check from the Bruce Hunter, which is approximately $5,676.52, to pay for replanting pursuant to the settlement agreement at the golf course and to a carry over this amount to the next fiscal year for this purpose. The golf course will follow the replanting guidelines proposed by former CEO Ron Tozier, replanting to be completed by June 30, 2016 or the money reverts to the Town. The Town will have no further financial liability with regard to the replanting.

Unanimous, Motion Carried

Motion: Moved by Bill Calthorpe and seconded by Susan Campbell to authorize the Town Administrator to search for a new Town Attorney and make a recommendation at the next Board meeting.

Unanimous, Motion Carried

16:040: To form a committee to evaluate use or disposal of the tax-acquired property I07-037
Motion: Moved by Bill Calthorpe and seconded by Susan Campbell to form a committee to evaluate use or disposal of the tax-acquired property I07-037 and to appoint Jay Corson, Geoff Summa and Chris Loder to the committee. The
committee is to report back to the Board in time to add the committee recommendation to the annual town meeting warrant.

**Unanimous, Motion Carried**

**Motion:** Moved by Bill Calthorpe and seconded by Susan Campbell, in response to the MMA attorney's comment that ours is the worst tax-acquired property policy she had ever seen and her advice to repeal it as soon as possible, the Board requests the Town Administrator add to the town meeting warrant an article to repeal the existing policy.

**Unanimous, Motion Carried**

Discussion regarding the status of prior tax-acquired property: Need to complete the transfer to the State of the property by quitclaim deed and remove from our tax rolls. Marjorie will review the MOU and prepare the paperwork for town meeting.

16-041: To change the responsible party's name on the Fire and Rescue account at Bath Savings Institution from Eric Dyer to Marjorie Stratton

**Motion:** Moved by Bill Calthorpe and seconded by Susan Campbell to change the responsible party's name on the Fire and Rescue account at Bath Savings Institution from Eric Dyer to Marjorie Stratton.

**Unanimous, Motion Carried**

16-042: To sign Certificates of Settlement

**Motion:** Moved by Bill Calthorpe and seconded by Susan Campbell to sign Certificates of Settlement

**Unanimous, Motion Carried**

16-043: To set dates for Capital Planning Workshops
- Public meeting to clarify goals. Capital Planning Workshop meeting on October 28 with lots of publicity.

16-044: To set a date for a Paper Street Workshop
- Workshop to address: What is a paper street? What are the actions necessary to retain them?
- Tentative date October 28
- Chris will ask Donna Damon to attend

16-045: To set a date for a joint meeting with the Sunset Committee
- Tentative date of October 5, pending approval by the Sunset Committee

16-036: To approve a proposed Transfer Station Fee Schedule
- Laura Summa reported that she and Gail Jenkins had met and modified the transfer station fee schedule. She suggested that the Town needs to look at the revenue stream that can be generated by solid waste.
The Board needs a copy of the proposed fee schedule and an impact statement in order to take action.
Marjorie is meeting with Pine Tree Waste on Tuesday, September 15. Then we can compare EcoMaine with Pine Tree.
Laura will submit the necessary documents electronically to the Board and the Town Office by the 18th. The Board will discuss the proposed fee schedule at a meeting on Wednesday, September 30th at 6:00 PM.

Fifth Order of Business: Accela Training: short tutorial was conducted just before the meeting was called to order.

Sixth Order of Business: Review potential agenda items for future meetings

Seventh Order of Business: Communications
Maine Historical Preservation Commission
State Senator Cathy Breen
MMA Employee Health Trust
Communications were received. No action needed.

Eighth Order of Business: Review and approve prior meeting minutes
Motion: Moved by Bill Calthorpe and seconded by Susan Campbell, to approve the minutes of the August 12, 2015 meeting.
Unanimous, Motion Carried

Ninth Order of Business: Approval of Expense Warrant(s)
Motion: Moved by Bill Calthorpe and seconded by Susan Campbell to approve the expense warrant dated September 9, 2015 in the amount of $99,156.72.
Unanimous, Motion Carried

Tenth Order of Business: Other Business
Old Fire Truck:
Motion: Moved by Susan Campbell and seconded by Bill Calthorpe to accept Wayne Dyer's bid of $1,255 for the old fire truck.
Unanimous, Motion Carried

Eleventh Order of Business: Adjourn Meeting
Motion: Moved by Bill Calthorpe and seconded by Susan Campbell to adjourn the meeting at 9:10 PM.
Unanimous, Motion Carried

Respectfully submitted,

Gloria Brown, Deputy Clerk