

TOWN OF CHINA



71 Lakeview Drive
China, ME 04358

Telephone 207-445-2014

Fax 207-445-3208

E-mail chiname@fairpoint.net

www.china.govoffice.com

Select Board Meeting

Monday – 07/01/2013 – Town Office Meeting Room

7:00 P.M.

Minutes

The meeting was opened by the Chair at 7:00 pm. Board members present were Paul MacDonald, Peter Foote, Steven Hughes, and Irene L. Belanger. Others present were Ronald Breton, Frank Soares, Dale Worster, Toni G. Wall, Kyle Pierce, William Van Tuinen, Scott Pierz, Karene Tripodi, Nat Tripodi, Janet Preston, Beth Preston, Charles H. Plumer, Mary Grow, and the Town Manager. Those present were led in the Pledge of Allegiance to the American Flag by Steven Hughes.

The approval of the minutes of the 06/17/2013 will be processed at another meeting.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to accept and sign Payroll Warrant #63 for \$7,405.22, Payables Warrant #64 for \$81,687.79, Payroll Warrant #1 for 13,512.49, CRLA Payroll Warrant #2 for \$1,657.65 and Payables Warrant #3 for \$33,785.06 as presented. There were questions asked of the Town Manager about some of the payables items, particularly about an expenditure to Bert's Key Service, Circle K, Tri State Flag Company, and etc.

Unfinished Business:

- **Public Comment:** There was not any public comment at this time.
- **Recycling Coordinator:**

Recycling Report -

Update on Commodities Market (Recycling Items) and Other Items: Select Board member and Recycling Coordinator Paul MacDonald provided information about current recycling commodity market pricing and information about the inventory of recyclable currently at the transfer station. Paul pointed out a recent summary of the revenues received from recycled products and reduction in expenses resulting from the elimination of some of the MSW going to PERC; all because of the recycling initiatives in China. He noted that there might be an opportunity to market baled newsprint at the Hutamaki Plant in Waterville. A storage addition to the current recycling building would be needed to accommodate or inventory full loads of baled newsprint.

Paul went on to note that the “free free” day went smoothly. The volumes of product processed were less than last year.

- **KVCOG Update – Selectperson Irene L. Belanger:** Selectperson Irene Belanger updated the Board about KVCOG events, noting that Mr. Ken Young has retired and that his replacement has already been hired. Irene suggested that the town invite the new director to China for a visit with

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the SB. She also noted the Mr. Young would be available to the town in a consulting capacity if needed; pointing out that he has expertise in the Tax Increment Financing area.

- **Red Light Application – CVVFD:** On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to approve and sign the application papers as presented. A copy will be in file in the town office.
- **China Lake Access Feasibility Committee:** On a motion by Selectperson Irene L. Belanger and a second by Selectperson Paul MacDonald, the Board voted 4-0 to approve of the P&S proposal as presented.

Janet Preston, representing the China Lake Access Feasibility Committee, reported that the Committee is resuming negotiations with the owners of the former Candlewood Camps on Lakeview Drive. Janet asked for support in the presentation of a new P&S Agreement to Wachusett Properties, owners of The Cabins on China Lake. Janet informed the Board of the actions of the CLAFC recently, including a meeting with a professional fund-raiser to discuss the feasibility of conducting a successful campaign to raise enough funds to purchase The Cabins without using taxpayer funding.

Selectperson Paul MacDonald commented that of all the committees he has been involved with, there have not been any as enthusiastic and passionate as the CLAFC. He went on to note that he appreciated the due diligence done by the Committee.

There were additional discussions about restrictions to the use of the property if the town gained ownership. Selectperson Irene L. Belanger commented about the possibility of going out to bonding to acquire the property which would allow for additional time to raise funds to pay off some or the entire bond. There will be additional updates provided to the SB in the near future. It was suggested that the CLAFC communicate with the China Budget Committee about this initiative.

New Business:

- **Public Comment:** There was not any public comment at this time.
- **Municipal Appointments:** The appointment agenda was interrupted by a half-hour executive session with CEO Scott Pierz. Four members of the China Planning Board spoke on behalf of the current CEO and urged the SB to reappoint him to the position. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to go into executive session at 8:40 p.m. pursuant to 36 MRSA § 605. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to come out of executive session at 9:20 p.m. and resume the regular meeting. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Paul MacDonald, the Board voted 4-0 to appoint Daniel L'Heureux to the various positions as presented. A copy of the positions is on file at the town office.

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On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to appoint Scott Pierz as the Licensed Plumbing Inspector. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to appoint Rebecca Hapgood as Registrar and Town Clerk. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to appoint Paul MacDonald as Recycling Coordinator. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to Roger Poulin as representative to the KRDA and to appoint Irene L. Belanger as an alternate. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Steven Hughes, the Board voted 4-0 to Beth Preston to the China Lake Access Feasibility Committee.

Manager's Communications (Non-Action Items):

- **Public Comment:** There was not any public comment at this time.
- **Committees: he Thurston Park II TBD, China Historical Society Committee TBD, China Library Feasibility Committee, the Fourth Wednesday of Each Month at 6:30 P.M. in the Town Office Meeting Room; and China Lake Access Feasibility Committee, Friday, 2012 at 3:00 p.m. in the Town Office Meeting Room:** The respective dates, times, and places of the meetings were announced.
- **State Valuations for China - Municipal Adjustment of Values and Affect on Assessment:** The Assessors' Agent, William Van Tuinen, recommended a town-wide reduction in property values, because the valuations established in 2008 are out of line with recent sales prices. Mr. Van Tuinen explained that both he and the State Department of Revenue Services compare valuations with recent sales prices to create a ratio. Ideally the sales ratio would be 100 per cent. Those ratios have indicated ratios in excess of 100 per cent, enough over 100 per cent to make Mr. Van Tuinen uncomfortable about defending assessed values in the town records. The difference is slightly more distinctive for non-waterfront properties than for waterfront properties. The Assessor's Agent advised the SB to accept his recommendations to reduce all dwelling cost schedules by 10 Per cent and to reduce most rural not-waterfront land valuations by 15 percent.

The result of the recommended adjustments would reduce real estate valuation in China by almost \$40.6 million dollars and personal property by about \$1.2 million dollars. It was noted that the reduction in values would affect the mil rate accordingly to produce the same revenues needed to fund the County, education, and municipal budgets. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Paul MacDonald, the Board voted 4-0 to authorize the Assessors' Agent to make the recommended adjustments to the assessment records as explained.

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On a motion by Selectperson Steven Hughes and a second by Selectperson Paul MacDonald, the Board voted 4-0 to schedule a public hearing on the proposed adjustments at 6:00 p.m. on Monday, July 15, 2013 in the town office meeting room.

- **Foreclosure Sale – Sealed Bid Discussion/Information:** The Board agreed to move ahead with the sealed bid process. Information on the results will be communicated to the Board at the next regular meeting.
- **Police Officer Update on Search:** It was noted that the administration will be communicating with law enforcement officers about possible recommendations on filling the position. More information of the results of a search will be presented at future Board meetings.
- **Transfer Station Position Vacancy:** The Town Manager reported that Kevin Rhoades gave the town a two week notice terminating his employment with the town. The Board agreed to advertise to fill the position in a full time capacity.
- **November Election:** The Town Manager noted nomination papers will be available for local elections on August 13 and signed papers must be returned on or before September 21 for candidates to appear on the November 5, 2013 ballot. People may inquire at the town office for the open position information.

On a motion by Selectperson Paul MacDonald and a second by Selectperson Irene L. Belanger, the Board voted 4-0 to adjourn at 9:30 p.m.

Respectfully submitted,


Joann C. Austin, Secretary
China Select Board