

TOWN OF CHINA

571 Lakeview Drive
China, ME 04358
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Select Board Meeting

Monday – 07/10/2017 – Town Office Meeting Room

7:00 P.M.

Minutes

The Chair opened the meeting and welcomed all in attendance at 7:00 p.m. Board members present were Irene L. Belanger, Jeffrey LaVerdiere, Neil Farrington, Ronald R. Breton, and Joann C. Austin. Others present were Tom Michaud, Sandy Kostron, Jason Tyler, Robert MacFarland, Mary Grow and the Town Manager. All present recited the Pledge of Allegiance to the American Flag.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Jeffrey R. LaVerdiere, the Board voted 5-0 to accept the minutes of the 06/26/2017 Select Board meeting as presented.

On a motion by Selectperson Irene L. Belanger and a second by Joann C. Austin, the Board voted 5-0 to accept and sign China Payables Warrant #64 for \$29,522.76 as presented. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Jeffrey R. LaVerdiere, the Board voted 5-0 to accept and sign Payroll Warrant #1 for \$24,530.41 as presented. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Jeffrey R. LaVerdiere, the Board voted 5-0 to accept and sign YCC and CBB Payroll Warrant for \$8,041.17 as presented. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to accept and sign China Payables Warrant #3 for \$54,788.32 as presented. There were questions about the payments for a software contract and costs for IT support for all other hardware and software programs.

Unfinished Business:

- **Transfer Station Co-Coordinators' Conversation and Organization/Other Reports:** Selectperson Irene L. Belanger reported the on the current events relating to certain respective organizations, e.g. the TP II Committee, K.V.C.O.G. and etc. The Board briefly discussed the TP II Committee recommendation about perfecting access to the Park through the southern entrance. Selectperson Jeffrey R. LaVerdiere suggested that a town representative or Committee representative speak with the Haskell family, who own a residence on the Yorktown Road, about the right-of-way condition of the road and how the town would like to perfect the access road to the Park.
- **Foreclosed Upon Property:** On a motion by Selectperson Irene L. Belanger and a second by Joann C. Austin, the Board voted 5-0 to communicate with Bangor Savings Bank about a possible last opportunity to redeem the property foreclosed upon and formerly owned by Susan Olsen/Turner/Biagotti, with Bangor Savings Bank formerly holding a mortgage on the property of concern.

At this time the Assessors decided to consider an abatement request by Jason Tyler for Comprehensive Land Technologies, Inc. so that Mr. Tyler would wait for a prolonged period.

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Mr. Tyler filed an abatement application requesting for a reduction in valuation in Comprehensive Land Technologies, Inc. business personal property valuation of \$1,700,000. Selectperson Ronald R. Breton said the taxpayer is responsible for providing a true copy of business personal property assets with respective values and that did not happen. He went on to note that if some of the tax liability is abated, then the remainder of taxpayers would have to incur additional costs. He also encouraged the Board to abide by State law.

Selectperson Joann C. Austin made a motion to abate \$26,300 of the tax liability and Jeffrey R. LaVerdiere seconded the motion. Discussion followed. (This number was derived by multiplying the amount of the valuation requested to be reduced by the current mil rate.) Mr. Tyler commented that he had several meetings with the previous and current Assessors' Agents and, after those discussions about filing appropriate listing of business personal property assets, he did not think the tax liability would have increased to the assessed amount now on record. He said that was "my bad". Mr. Tyler went on to say that he did not have any issues with the values but by the way the process was presented to him regarding assessment and possible tax relief programs. He recognized and said that "all responsibility falls on me". He went on to say that the Assessors' Agent representative Pat Dow said to him, "you messed up" and that he is not debating that. Mr. Tyler said that the issue with him is "not I the numbers" but "in principal".

After additional conversation, the motion and second were withdrawn. The Board asked the Town Manager to provide them with additional information regarding valuations and the BETE and BETR program exemptions and reimbursements programs after Mr. Tyler provides an ultimately accurate listing of business personal property assets and values for the 2016-2017 tax year and processes a BETE exemption application to the State for the 2017-2017 tax year.

- **June Ballot Questions Approved - Land Purchase, Town Manager to Sign on Behalf of the Town:** On a motion by Selectperson Irene L. Belanger and a second by Ronald R. Breton, the Board voted 5-0 to approve of and authorize the Town Manager to sign on behalf of the town regarding any of the June ballot items and the transfer of property to the town.
- **Portable Classroom Sale to the SC Library Association, Town Manager to Sign on Behalf of the Town:** On a motion by Selectperson Irene L. Belanger and a second by Ronald R. Breton, the Board voted 5-0 to approve of and authorize the Town Manager to sign on behalf of the town regarding any of the June ballot items and the transfer of property to the town.

New Business:

- **Public Comment:** Sandra Kostron expressed that she would have liked to have the 2017 June November Election results posted, along with the questions applicable to the respective vote results, on the town's Web site.
- **Policies and Procedures:** The Board will continually review policies and procedures with the intent of updating any and all that need attention.
- **Appointments – Revolving Loan Fund Committee:** On a motion by Selectperson Irene L. Belanger and a second by Joann C. Austin, the Board voted 5-0 to appoint Robert Batteese to the Revolving Loan Fund Committee.

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- **Capital Equipment – Tandem Axle Plow Truck and One-Ton Plow Quotes and Acceptance:**
On a motion by Selectperson Irene L. Belanger and a second by Joann C. Austin, the Board voted 3-2 (LaVerdiere and Breton) to accept the Town Manager’s recommendation on the purchase of two town trucks for the upcoming winter season, one a tandem axle truck and another a single axle truck. The respective quotes are available and on file at the town office. The funds are to be drawn from the Capital Reserve Account in the Fund Balance. The Town Manager explained why he is recommending the trade-in of two town vehicles. Selectperson Ronald R. Breton commented about the opinion of the mechanics who work on town vehicles noting that they thought the town should consider trading in the 2015 tandem axle truck and not the 2008 tandem axle truck, both owned by the town. He noted that he invited Bill Bickford or none of Bill’s employees at B&P Garage to the meeting, but no one was able to attend.

Manager’s Communications (Non-Action Items):

- **Committees – Meetings Announcements/Updates:** The respective dates, times, and places of the meetings were announced and updates were provided as was available.
- **TIF Information/Conversations:** The Board agreed to have this item on the agenda for continued conversation and clarification. The Chair, Neil Farrington, commented about the possibility of combining the old town hall and one room school house under the oversight of the China Historical Society, particularly to enhance the Bicentennial initiatives in 2018. The one room school house would, he suggested, be a central point for the organization of Bicentennial activities. The Board collectively expressed approval of the suggestion.
- **Committee Vacancies, e.g. Budget Committee Position, Bicentennial Committee, and etc.:** The Town Manager noted that the town has advertised for interest in both committees and will continue to do so through various media and other outlets.
- **Paving 2017-2018 Anticipated Roads and Timing of Paving:** The Road Commissioner noted the roads intended to be included in the paving program this year; adding that the town allowed two private road groups to participate in order to obtain the best possible price for asphalt through a larger volume purchase. The two private roads included in the bidding were Tarybelu Lane and Fire Road #61. The paving should begin after the respective roads are prepared, e.g. ditching, culvert replacement and tree trimming, etc., during the month of July.
- **Historical Society Building – Office Rental Area:** It was noted that the project of thoroughly cleaning the office in the basement of the old town hall is underway. This will allow the town to rent the office to any non-profit if desired.
- **Strategic Planning Session – Next Steps:**

In other business:

The Board discussed the cost of installation of a well and septic system for the portable classroom at the town office. They asked the Town Manager to provide them with estimated costs for each. The locations of both were also important in the discussion, with the Chair suggesting that the “dug well” on the town lot at the corner of the Alder Park Road and Lakeview Drive might be

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tested to be a source of public drinking water. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to direct the Town Manager to proceed with the well and septic system installations.

Resident Sandra Kostron commented about the need to update the town's Web site and the meeting date of the China for a Lifetime Committee. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to direct the Town Manager to proceed with the update of the town's Web site.

On a motion by Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to adjourn at 9:08 p.m.

Respectfully submitted,

Irene L. Belanger
Irene L. Belanger, Secretary
China Select Board

Assessors Meeting
Monday
07/10/2017

Agenda

- I. Abatements and/or Supplemental Tax Assessments – CLT/Jason Tyler Abatement Application:

This item was discussed by the Assessors during a digression in the SB meeting as noted in the minutes above of the SB meeting.

- II. Adjourn