

# TOWN OF CHINA



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## **Public Hearing**

**07/15/2013**

**6:00 P.M. – China Town Office Meeting Room**

*The Select Board held a public hearing to inform the public on proposed value revisions to personal and real estate properties in the town of China, and to receive and respond to questions from the public about those proposed changes. The Chair, Pete Foote, opened the public hearing at 6:00 p.m.*

China's Assessors' Agent, William Van Tuinen, explained why he is recommending that the Select Board approve of his proposed revisions to property valuations. Mr. Van Tuinen noted that the current valuations in China were established in 2008 with the town-wide revaluation and that the valuations are significantly higher than current sales prices. He said that it would be difficult for him to defend a challenged valuation under the circumstances. The discrepancy between assessed valuations and sales driven data is greater for non-water front properties than for water front properties.

Mr. Van Tuinen's explained that we have experienced one of the greatest adjustments in the real estate market, in a negative kind of way, than we have ever seen. He went on to say that lowering the town assessed property valuations would require the Select Board to approve a higher tax rate in order to raise the same amount of money already approved and needed to accommodate the education, municipal, county and FirstPark assessments to China. The adjustments would affect the water front properties a little more than the non-water front properties, though the changes would not make major changes in anyone's tax bill. Mr. Van Tuinen called his proposal a "defensive administrative clerical adjustment". Each property will not get a separate review.

The Chair thanked Mr. Van Tuinen and closed the public hearing at 6:48 p.m.

## **Select Board Meeting**

**Monday – 07/15/2013 – 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, Joann C. Austin, and Irene L. Belanger. Others present were Jenny Clair, Dolly Batteese, Charles H. Plumer, Mary Grow, and the Town Manager. Those present were led in the Pledge of Allegiance to the American Flag by the Town Manager.

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On a motion by Selectperson Irene L. Belanger and a second by Selectperson Paul MacDonald, the Board voted 4-0 to accept and sign the minutes of the 07/01/2013 Select Board meeting as presented.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Paul MacDonald, the Board voted 4-0 to accept Town Payroll Warrant #4 for \$20,576.34, CRLA Payroll Warrant #5 for \$3,682.26, Payables Warrant #6 for \$416,077.86 and corrected Payables Warrant #65 for \$9,044.28 as presented.

## 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

#### P.E.R.C. Tipping Fees: 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 noted that the tipping fee at PERC has not changed in this quarter compared to last quarter. He went to say that in his opinion it is not the right time to add to the recycling building based on a return on investment calculation. A load of cardboard (OCC) will be ready soon to send to the commodities market for sale. Paul noted that the sealing of the yard was done nicely and that the speed bump is painted with fluorescent paint.

- **KVCOG Update – Selectperson Irene L. Belanger:** Selectperson Irene L. Belanger suggested that we invite the new executive director to China to speak at one of the SB meetings. She also noted that Ken Young would be available for consultation on TIF agreements if we need him. On a motion by Selectperson Joann C. Austin and a second by Selectperson Paul MacDonald, the Board voted 3-0-1(Belanger) to appoint Irene L. Belanger as one of the delegates to the KVCOG General Assembly and to conditionally appoint Kyle Pierce as the second delegate if she is willing to serve.

Irene said that the next meeting of the RSU#18 Board of Directors will be on July 24, 2013.

Selectperson Belanger commented that the China Community Days effort is going smoothly, referencing some of the notable events that will be taking place from August 2-4, 2013.

- **Executive Session – Pending Enforcement Items and Consultation with CEO –**  
**Pursuant to 36 M.R.S.A. §405 (6) (H):**

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 4-0 to go into executive session at 8:29 p.m. to consult with the CEO on matters of enforcement that are associated with possible litigation.

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On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 4-0 to come out of executive session at 8:37 p.m. and resume the regular meeting.

## New Business:

- **Public Comment:** There was not any public comment at this time.
- **Time-Warner Cable Franchise Agreement – Shelly Winchenback to Attend the August 12, 2013 SB meeting:** It was noted that Shelly Winchenback will be addressing the SB at their August 12, 2013 meeting. She will be talking about the renewal options relating to the town's cable contract.
- **KVCOG General Assembly Appointments:** On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to

## 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, August 2, 2012 at 3:00 p.m. in the Town Office Meeting Room: The respective dates, times, and places of the meetings were announced.
- **Foreclosure Sale – Sealed Bid:** It was noted that the bids will be opened at the next SB meeting.
- **Police Officer Update on Search:** The due date for applications to be received at the town office is August 1, 2013.
- **Transfer Station Position Vacancy:** It was noted that there should be a recommendation of a person to fill the vacant position for the next SB meeting. The position has been advertised in the local newspapers and at the town office and transfer station.
- **November Election:** The open positions on the respective elected boards and committees were noted. The date of the referendum election will be on November 5, 2013.

In other business:

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 3-1(Foote) to authorize the Town Manager to proceed with the processing of the amended P&S Agreement between the town of China and Wachusett Properties. A copy of the P&S Agreement will be on file at the town office. It was noted that the funds are to be put into an interest bearing account to the benefit of the town if possible.

On a motion by Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 4-0 to accept and sign the LRAP agreement with the Maine Department of Transportation as presented.