

TOWN OF CHINA

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Select Board Meeting

Monday – 07/24/2017 – 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 Ed Brownell, Kevin Rhoades, Paul Mitnik, 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 07/10/2017 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 Payroll Warrant #4 for \$24,769.67 and CBY/YCC Payroll Warrant #5 for \$8,899.16 as presented. On a motion by Selectperson Jeffrey R. LaVerdiere and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign Town Payables Warrant #5 for \$128,394.58 as presented.

Unfinished Business:

- **Transfer Station Co-Coordinator's Conversation and Organization/Other Reports:**

Selectperson Irene L. Belanger reported the on the current events relating to respective organizations, e.g. the TIF Committee Progress, Thurston Park, the Free For Taking building "soft opening", and the Municipal Review Committee. The Board had a conversation about the added additional tract in Thurston Park for selective timber harvesting. On a motion by Selectperson Irene L. Belanger and a second by Selectperson Ronald R. Breton, the Board voted 4-1 (Breton) to approve of the additional selective harvesting conditioned upon the Thurston Park II Committee recommending the additional work. The new area appeared, on a provided map, to be about five acres. Selectperson Ronald R. Breton commented that he was sensitive of the process by which approval for any change in the disposition of town property is realized.

Tax Increment Financing Committee member Tom Michaud provided the Board with a progress update on the replacement of the bridge on the Causeway Road. He told the Board that the Committee asked three engineering firms for designs for a replacement bridge. He hoped to have designs for the Board's August 7, 2017 meeting.

- **Foreclosed Upon Property:** On a motion by Ronald R. Breton and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to continue with the lien/foreclosure process, specifically to pursue eviction of the people at the respective foreclosed upon property. The Board all felt the town understood the process and also read all the relative correspondence from Bangor Savings Bank and also from the MMA legal staff.

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New Business:

- **Public Comment:** There was not any public comment at this time.
- **Policies and Procedures:** The Board will continually review policies and procedures with the intent of updating any and all that need attention.
- **Penalty Assessment – Paul Mitnik:** On a motion by Ronald R. Breton and a second by Selectperson Joann C. Austin, the Board voted 5-0 to accept and adopt guidelines for monetary penalties for ignoring the State's Maine Uniform Building and Energy Code (MUBEC) requirements. The town's CEO, Paul Mitnik, noted the main problem is that contractors or homeowners fail to call him for the inspections MUBEC requires during the various stages of the building process.

The guidelines are meant to make monetary penalties more consistent. If the CEO feels the violation is deliberate he can double the penalties. Copies of the guidelines with respective monetary penalties will be on file at the town office.

- **Enforcement Actions – Paul Mitnik:** On a motion by Jeffrey R. LaVerdiere and a second by Selectperson Ronald R. Breton, the Board voted 5-0 to give Mr. Kevin Rhoades 30 days to come into compliance with the China Land Development Code. China town CEO Paul Mitnik provided the Board with a history of the violation relating to Mr. Rhoades' property. Mr. Rhoades agreed to the conditions.
- **Emergency Services – David Herard and Tom Alfieri:** Mr. Herard and Mr. Alfieri were not in attendance and therefore there was not any conversation on emergency services at the meeting.
- **MDOT Local Road Assistance Program – Certification Processing:** On a motion by Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to accept and sign the Maine Local Roads LRAP Certification form which includes specific capital spending requirements on roads in China.
- **Appointments – China for a Lifetime Committee:** On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board 5-0 to appoint Dawn Castner to the China for a Lifetime Committee.

Manager's Communications (Non-Action Items):

- **Committees – Meetings/Updates:** The respective dates, times, and places of the meetings were announced.
- **TIF Information/Conversations:** The Board agreed to have this item on the agenda for continued conversation and clarification.
- **Committee Vacancies, e.g. Budget Committee Position, Bicentennial Committee, and etc.:** The vacancies were noted.
- **Historical Society Building Repairs Update and Rental Option:** The Board had a conversation about the options of renting the basement office area in the Old Town Hall to the Town Line Newspaper, a Maine non-profit. Select Board Chair proposed that the Board consider renting the office area to the Town Line Newspapers. There will be more discussion about this rental area at future SB meetings.
- **Strategic Planning Session – Next Steps:** This appears on the agenda for potential discussion as other projects in the planning process mature.

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In other business:

On a motion by Selectperson Ronald R. Breton and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept the \$3,500.00 high bid for the fire truck formerly used by the WMVFD.

On a motion by Ronald R. Breton and a second by Selectperson Joann C. Austin, the Board voted 5-0 to adjourn at 8:35 p.m.

Respectfully submitted,

Irene L. Belanger, Secretary
China Select Board

Assessors Meeting
Monday
07/24/2017

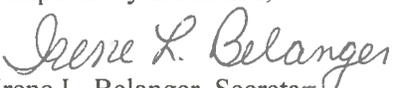
Agenda 8:36 p.m.

I. Abatements and/or Supplemental Tax Assessments
CLT

On a motion by Ronald R. Breton to deny the abatement request by Comprehensive Land Technologies, Inc. and a second by Selectperson Jeffrey R. LaVerdiere, the Board voted 3-2 (Austin, LaVerdiere). Selectperson Ronald R. Breton stated that he felt it was against the law to provide any abatement, as there are only four circumstances upon which abatements are allowed and this request does not fit any of those types of abatement criteria. Other Board members expressed dismay at the process and not comfortable with the outcome.

II. Adjourn: On a motion by Assessor Jeffrey R. LaVerdiere and a second by Assessor Ronald R. Breton, the Board voted 5-0 to adjourn at 8:47 p.m.

Respectfully submitted,


Irene L. Belanger, Secretary
China Select Board and Assessors