

# TOWN OF CHINA

71 Lakeview Drive  
China, ME 04358  
www.china.govoffice.com



Telephone 207-445-2014  
Fax 207-445-3208  
E-mail info@chinamaine.org

## Select Board Meeting

Monday – 08/21/2017 – 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 Charles Clark, Dawn Castner, Parris Varney, Kathy Varney, Robert MacFarland, Tom Michaud, Sandra Kostron, Mr. & Mrs. Tripodi, Butch & Donna Stevens, Edward Brownell, Mary Grow and the Town Manager.

On a motion by Selectperson Irene L. Belanger and a second by Selectperson Joann C. Austin, the Board voted 5-0 to accept the minutes of the 08/07/2017 Select Board meeting as presented.

On a motion by Selectperson Ronald R. Breton and a second by Irene L. Belanger, the Board voted 5-0 to accept and sign China Payroll Warrant #10 for \$25,717.59 and CBY/YCC Payroll Warrant #11 for \$6,990.23 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 Town Payables Warrant #12 for \$98,302.87 as presented.

## Unfinished Business:

- **Transfer Station Co-Coordinators' Conversation and Organization/Other Reports:** Select Board members reported the on the current events relating to respective organizations, e.g. the MRRA, MRC, and KVCOG. Mr. Tom Michaud provided an update on the progress of the TIF Sub-Committee work on the Causeway Road Bridge replacement, informing the Board that the sub-committee interviewing engineering firms has narrowed their recommendation down to two firms, Wright-Pierce and CMA. Selectperson Jeffrey R. LaVerdiere commented about the need to present progress reports to residents and to receive feedback from those residents.
- **Dawn Castner and Charles Clark, RSU#18 Board Members Conversation on Budgets and Capital Projects:** The Select Board heard a presentation on school spending plans for the RSU#18 from RSU#18 Superintendent, Carl Gartley. The RSU proposes to seek approval from voters in all member towns for a \$13.9 million bond issue for repairs and upgrades to several school buildings and a new athletic facility at the Messalonskee High School. Superintendent Gartley shared a table illustrating where the RSU planned to spend the funds and indicating that more than \$2.4 million of the total amount would go to China schools. Most of the spending proposed for China would be for improvements to the older China Middle School. Mr. Gartley went on to note that if the bond issue is approved and the work is done on the Middle School, the long-discussed possibility of closing the Middle School and enlarging the Primary School would be put off for at least 20 years.

Selectperson Ronald R. Breton, with similar comments from the Chair Farrington, objected to the bond issuance, particularly to the plan to include over \$3 million for the new athletic complex

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planned for the Messalonskee High School. He noted that his responsibility is to the town of China and that the bond issue should be separated into more than one question with respective dollar amounts. Selectperson Breton went on to state that he felt the School Committee representatives should be making the presentations to the Select Board as they are “China’s” representatives. Superintendent Gartley commented that he felt if the bond issue were separated into more than one proposal, the voters will reject all of them. Mr. Gartley went on to note that China gains a good return by being part of the RSU#18, both academically and financially. He provided an example of when he was principal in China and how he searched for placement of special education students. Now those students are able to attend Messalonskee High School.

## 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.
- **November Ballot Items – Fire Pond on the Neck Road; Non-Profit Financial Statements:** The Town Manager reported that the Board had conversations about the following possible local items to be placed on the November 2017 ballot:

1. A question asking voters to require all non-profit agencies asking for town funds to provide a financial statement on the respective entity;
2. A question about appropriating an amount up to \$8,000.00 to create a fire pond off the Neck Road.

The Board agreed to discuss these and possible other ballot items at their next meeting. They have until the second meeting in September to finalize the questions.

## Manager’s Communications (Non-Action Items):

- **TIF Information/Conversations:** The Board agreed to have this item on the agenda for continued conversation and clarification. AS noted above, Mr. Tom Michaud provided the Board with an update on the Causeway Road bridge replacement.
- **Meeting Announcements** – Respective meeting dates and times were announced.
- **Central Maine Power/China Lake Tax Increment Financing District and Development Program First Amendment:** The Town Manager reported that the State Department of Economic and Community Development approved China’s request to amend its Tax Increment Financing program. The changes, supported by voters at the March 2017 Annual Town Business Meeting, add the valuation of the new CMP substation off Route #3 to the TIF base and extend the program from 20 years to 30 years.
- **Foreclosed Upon Property:** The Town Manager noted that he has been attempting to contact the former owner over many weeks and on many occasions. He noted that the financial institution that held the mortgage on the property has declined to pay the full amounts necessary for the town to redeem the property to the former owner and thereby reactivate the mortgage in some form. He went on to note that he will be taking a visit to the site to continue the effort to contact

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the former owner.

- **2017-2018 Municipal Tax Commitment:** On a motion by Selectperson Ronald R. Breton and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign the Assessors' Certification of Assessment, the Certificate of Assessment to be Returned to the Municipal Treasurer, and the Certificate of Commitment thereby setting the 2017-2018 mil rate at .01590 or \$15.90 per \$1,000 of assessed value. This represents an increase of .4 mils on the current mil rate. The education budget was the main driver of the increase.
- **Committee Vacancies, e.g. Budget Committee Position, Bicentennial Committee, and etc.:** On a motion by Selectperson Irene L. Belanger and a second by Selectperson Jeffrey R. LaVerdiere, the Board voted 4-0-1(Austin) to accept with regrets (and applause), the resignation of Joann C. Austin from the Select Board effective November 7, 2017. Selectperson Joann C. Austin, teary eyed, expressed her reasons for resigning and also that she felt people might consider running the town like a family, having people run with a perspective of being town mothers and fathers. There will be two two-year positions and one one-year position open on the November ballot.
- **Strategic Planning Session – Next Steps:** The Board continues to keep this on the agenda to be able to consider revisions to stated goals for the town.
- **Executive Session Title 1 M.R.S.A. §405 Executive Sessions (6) (A) (Personnel) Management Evaluation and Process:** On a motion by Selectperson Jeffrey R. LaVerdiere to enter into Executive Session at 8:56 p.m. pursuant to Title 1 M.R.S.A. §405 Executive Sessions (6) (A) (Personnel) Management Evaluation and Process and a second by Selectperson Irene L. Belanger, the Board voted 5-0. On a motion by Selectperson Irene L. Belanger to come out of Executive Session at 9:37 p.m. and resume the regular meeting and a second by Selectperson Jeffrey R. LaVerdiere, the Board voted 5-0.

On a motion by Selectperson Irene L. Belanger and a second by Jeffrey R. LaVerdiere, the Board voted 5-0 to accept and sign the Contract Between Town Manager and Town of China Amendment/Extension as presented. A copy of the contract and extension are available at the town office.

In other business:

On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to accept and sign a Project Certification for in support of a grant application for improvements of the boat dock at the head of China Lake. A copy of the Certification is on file at the town office. Mr. Frank Soares and the Town Manager crafted the grant application.

On a motion by Selectperson Joann C. Austin and a second by Selectperson Irene L. Belanger, the Board voted 5-0 to approve of proposed repairs to the One-Room School House as presented and to appropriate the funds from the Contingency Fund and Bi-Centennial Fund.

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On a motion by Selectperson Joann C. Austin and a second by Selectperson Jeffrey R. LaVerdiere, the Board voted 5-0 to authorize the Town Manager to grant the CEO paid time off as consideration, if needed, for his efforts recently.

On a motion by Selectperson Jeffrey R. LaVerdiere and a second by Selectperson Joann C. Austin, the Board voted 5-0 to adjourn at 9:40 p.m.

Respectfully submitted,

*Irene L. Belanger*

Irene L. Belanger, Secretary  
China Select Board

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Assessors Meeting  
Monday  
08/21/2017  
9:41 P.M.

## Agenda

### I. Abatements and/or Supplemental Tax Assessments

On a motion by Assessor Ronald R. Breton to deny the abatement request by Roderick/Cook and a second by Assessor Jeffrey R. LaVerdiere, the Board voted 2-2(LaVerdiere, Austin)-1(Belanger), thereby failing.

On a motion by Assessor Joann C. Austin to grant the abatement request by Roderick/Cook and a second by Assessor Jeffrey R. LaVerdiere, the Board voted 2-2(Breton, Farrington)-1(Belanger) thereby failing. Consequently the abatement request by Roderick/Cook is not granted and considered denied.

On a motion by Assessor Ronald R. Breton to approve of the abatement request by Boyle and a second by Assessor Joann C. Austin, the Board voted 5-0 to approve of and sign the abatement request.

On a motion by Assessor Jeffrey R. LaVerdiere Breton to approve of the abatement request by Roy and a second by Selectperson Joann C. Austin, the Board voted 5-0 to approve of and sign the abatement request.

On a motion by Assessor Jeffrey R. LaVerdiere to approve of the abatement request by Farrington and a second by Assessor Joann C. Austin, the Board voted 4-0-1(Farrington) to approve of and sign the abatement request.

### 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 10:03p.m.

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Respectfully submitted,

*Irene L. Belanger*

Irene L. Belanger, Secretary  
China Select Board and Assessors