

Kingfield Selectmen Meeting Minutes

Monday February 20th, 2017; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Raymond Meldrum, Wade Browne, Heather Moody, Brain Hatfield, John Dill

Municipal Staff: Leanna Targett (Administrative Assistant),

Public: Chris Maturi, Lisa Standish, Diane Keoskie, Rob Gregor, Donnie Handrahan, Jim Boyce

Absent:

Chairman Browne calls the meeting to order at 6:00pm and warrants are reviewed and signed.

Meeting minutes from February 20th, 2017 are reviewed. Motion to accept meeting minutes as written by Selectman Hatfield. Seconded by Selectman Meldrum. All in Favor.

Selectman Dill makes a motion to recess the Selectmen's meeting and enter into a Public Hearing for Micro-Enterprise Assistance Grants. Seconded by Selectman Moody. All in Favor.

Chairman Browne opens the public hearing as follows: This public hearing is on a proposed 2017 Micro-Enterprise Assistance Grant through a Community Development Block Grant Program (CDBG) for an amount up to \$150,000.00 for the purpose of: Improvements, renovations, and façade upgrades to businesses located in Kingfield. Is there any public comment?

Lisa Standish states that she needs a new roof badly as it is leaking. Rob Gregor says in the last year he has renovated all 26 rooms and baths. Rob says he used local labor for this. This year is the Herbert's Centennial which is very exciting; they are in the process of getting the hotel listed on the national registrar of historic buildings. His thoughts are with the next step of the microenterprise he would like to do a new kitchen/bar area with locally sourced food and a pizzeria. He would like to have this open by mid-December which will be great for the town; he will hire 2-3 people. He would like to thank the Town for being a partner in this success. Chris Maturi asks if this grant is just for facades this year.

Chairman Browne reminds everyone that the public hearing is to accept the grant funds if approved.

Donnie Handrahan asks if there will be a decision made tonight on who gets the funds. He was told that it was first come first serve and the board should consider their original stipulations since things have obviously changed. Chairman Browne states that it will be discussed later on in the agenda.

Selectman Moody makes a motion to reenter Selectmen's Meeting and close the public hearing.

Seconded by Selectman Hatfield. All in Favor. 6:15pm

Selectman Moody makes a motion to re-open Selectmen's Meeting. Seconded by Selectman Hatfield.

All in Favor

Old Business:

AA Targett gives an update on phone system. She says that the number should be ported and fixed next week.

New Business:

Selectman Moody requests that item "A" meeting with tax payer be moved to the end of new business as the taxpayer is not present.

Discuss Micro-Enterprise Grant application. Donnie Handrahan is then recognized by Chair. Donnie says knowing I was one of the first I have hustled to get any paperwork needed for my apartment building 203 Main Street. Donnie says this is a one hundred year old building that the foundation is separating/falling off from he is trying to save both and that is why he put in for a façade grant to put a new business in that building, put people to work and make it more attractive. It is in the commercial area and slum and blight area and the building is in rough shape. The pads are slipping.

Board explains that the first year it was determined to be a first come first serve as it was fairly new and there were few people interested since then it has gained a lot of interest and it was decided that Leanna would use DECD's guidance in deciding who to give grants to. No grants were awarded to Kingfield last year. Donnie says things keep changing. Selectman Hatfield suggests the board look at these projects and look at the buildings in some cases there is not enough money to keep them going.

Selectman Browne says we are baby-stepping through the process and if feelings are hurt he apologizes in advance this is a fairly new concept. Upon further discussion it is agreed that the selectman will hold a work session to further determine the grant process.

Selectman Hatfield suggests that all applicants are sent an update that there will be further discussions on grants Friday when the board has a work session.

Chairman Browne states that there is a sewer abatement and supplemental due to clerical error that the board needs to review. Board reviews that the Lodge was over billed and the Health Center was under billed. Selectman Moody makes a motion to accept both the supplemental and abatement as presented. Seconded by Selectman Hatfield. All in Favor.

Board reviews the appointment of Paul Orbeton back to Appeals Board as he has moved back into the town of Kingfield. Selectman Meldrum makes a motion to accept. Seconded by Selectman Moody. All in favor.

Board decided that the first draft of an Event Coordinator job description be reviewed as homework and discussed at the next meeting.

Chairman Browne says the next item is for the tax assessors to meet with tax payer on abatement request. Selectman Moody says that David Shanahan has sent a letter of appeal which was denied by the board as the assessors are not legally allowed to abate. The next step he was informed of was to go to the county commissioners and appeal however the timeframe for that has already expired. Selectman Moody would like it part of the record so to clear up any misunderstandings.

Selectman Moody passes out information and reads the official method of Seeking Abatement which is taken from Maine Revenue Services Property Tax Division known as Property Tax Bulletin # 10 – which Mr. Shanahan has a copy of from the town and from Jeff Kendall of Maine Revenue Services. The statutes provide that a property owner who believes his local property valuation is excessive must seek relief through a written request to the local assessors, made within 185 days after the date the tax was

committed to the tax collector (which is usually shortly before the tax bill is mailed) stating the abatement requested, and the reasons for requesting the abatement. If the taxpayer is dissatisfied with the decision of the local assessors, the taxpayer may appeal within 60 days to the county commissioners; further appeal may be to the Superior Court within 30 days.

Selectman Moody further explains “Error or mistake”. The assessors, either upon written application filed within 185 days after the date that the tax was committed stating the grounds for an abatement or on their own initiative within one year after tax commitment, may make such reasonable abatement as they consider proper to correct any illegality, error or irregularity in assessment, provided the taxpayer has complied with section 706. The municipal officers, either upon written application filed after one year but within 3 years after the tax commitment date stating the grounds for abatement or on their own initiative within that period may make such reasonable abatement as they consider proper to correct **any illegality, error or irregularity in assessment**, provided the taxpayer has complied with section 706. **The municipal officers have no authority to grant an abatement to modify or adjust the valuation of property.**

Public Comment/Other:

Selectman Dill says he and Raymond have spoken recently and they both agree it is in the town’s best interest to seek the advice of Mike Boyce again to get an opinion on the public works trucks before budget season. Board agrees. AA, Targett will set something up with Mike.

Chairman Browne notes upcoming meetings Selectmen Meetings March 6th and 20th; April 3rd and 17th; Budget Meetings April 10th and 24th; Village Enhancement Meeting February 16th at 5:00pm; Planning Board Public Hearing February 14th; Transfer Station Meeting June 12th, Household Hazardous Waste (HHW) Day – August 25th (Note date change – usually first Friday in Sept); and upcoming holiday is Monday February 20th (Presidents Day)

Chairman Browne says Nomination papers will be available March 20th and must be returned by April 28th. Selectman/Assessor/Overseer of Poor (2 – 3 year positions) Wade Browne and John Dill and School Board Director (2-3 year positions and 1-1 year) Kimberly Jordan, Peter Manning and Julie Talmage

Selectman Moody makes a motion to enter into Executive Session Pursuant 1 M.R.S.A. § 405(6)(C) to Acquisition of real property or economic development and Pursuant to 1 M.R.S.A. § 405(6)(A) Personnel Matters. Seconded by Selectman Dill. All in favor.

There are no motions made following Executive Session.

Motion to adjourn by Selectman Hatfield. Seconded by Selectman Meldrum. All in Favor.