

Kingfield Selectmen Meeting Minutes

Monday August 17th, 2015, 6:00 PM Webster Hall 38 School Street

Attendance: Raymond Meldrum, Brian Hatfield, John Dill, Leanna Targett, Heather Moody, Wade Browne, Raylene Tolman, James Paul, Lisa Standish and Dee Menear

Meeting called to order at 5:30pm

Selectman Meldrum makes a motion to accept meeting minutes as written. Seconded by Selectman Browne. All in Favor.

Chairman Moody states the first item is a clarification on abatements. Chairman Moody says she read the last meeting minutes that questioned the April 1st date and upon reviewing section 841 of the Maine Statues when the question was can we only handle abatements on April 1st. April 1st is the end all be all day that the state requires that tax assessors make themselves available for tax payers that have issues or complaints so April 1st is the date that we have generally done that, however I am available almost anytime. If you refer to Tax Bulletin #10 Title 36 it states that 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. So we can't say if you have an issue you can only discuss it April 1st. Selectman Dill say if we are referring to the abatement from two weeks ago he would like to see it changed so that it is a request from the owner and that no changes are made for abatements until the board reviews it first because the last one was for a few years. Chairman Moody says we don't normally go back more than one year but we could go up to three years – normally I do the year we are in however I felt this was a big mistake on my part he had not formally appealed his tax value with a letter which starts a whole new set of rules with a clock ticking. When he showed up and took me on a tour of his place it was obvious it was an ongoing mistake so that is why that one for two years. Very rarely do you see us doing that – so if you want to make a future plan for abatements. Selectman Dill says isn't there a procedure or process that we should be adhering to, he says he had Raylene print out something about abatements and it seemed like it had information on how to handle them, I just think going ahead and doing it without a few other selectmen being involved is not a good idea.

Chairman Moody says you are looking at them as Assessors - and if you want to make everyone file an appeal in writing just remember that it starts the clock ticking – I am trying to handle them as a give me a call and I will take a look on my way by – but certainly we can do it another way if the board likes and as far as the credit given I don't care if we come here to a meeting before that is done. Selectman Browne says what you are saying is that we get the form to sign off on first.

Chairman Moody says yes. Selectman Browne says he would like to look at them first. Selectman Dill says we should at least talk about it first. Chairman Moody says she is fine with that we can just tell people that it needs to be reviewed by the board of assessors. AA, Targett says the law does not say it must be in writing but if they do there are specific time frames that need to be followed. Selectman Browne says he doesn't care if it's in writing – they can just notify us. Chairman Moody says she will continue to do it the same way she has been they just won't get their credit until after a meeting. Selectman Hatfield says his only issue is and he is not sure if this has occurred or ever will but in theory you are looking at every property each year or at least a sampling of them so somewhere is aware when they receive their tax bill that their property is depreciating and therefore their bill should be depreciating as well – yet it is never brought to your attention. So my question is does it cost the town for you to do extra work to accommodate the abatement process. Chairman Moody says it doesn't cost anymore because she gets paid a set amount – it is good will - some people know they can call me anytime, some know I can meet with them on weekends and usually it is just to talk and understand their values– and if that ended up in abatements we would have a stack as large as the warrants this week.

Selectman Dill says what bothered him was the two years – what happened to last year. Chairman Moody says the owner had called me but couldn't get up here to show me the place – she went over there but you couldn't see because of the plywood. Selectman Browne says because he couldn't be here it is our fault. Chairman Moody says no but the law says if you find a mistake – it is part of the ethics of being an assessor. Selectman Browne asks does it cost the town any more money to do everybody in the town instead of just a sample. Chairman Moody says yes – a lot more the cost would be double or triple. Selectman Browne asked why it would increase. Chairman Moody says it would become a full-time assessor position because we have 1100 properties and you could not get to every property in this town, it can't physically be done. Selectman Browne says so with the 100 parcels to you look at 1/3 or 1/2? Chairman Moody says she does 1/4 every year because the state says if we don't do all of our buildings within four years they can force us to hire a company and do a re-val and that is very expensive. Selectman Browne asks you do all the building permits? Chairman Moody says yes and while she is out anything she might see that looks different, or for anyone that has called or maybe come to her attention like if she is in a neighborhood doing five houses and there is one on her list that she doesn't have I still do it anyways. AA, Targett says that Heather runs a report in trio by visit date that aids her to which properties need to be visited. Selectman Dill asks do you take the building permits and put them in. Chairman Moody says Tom gives her all the permits and she pulls all those accounts as well as anyone who calls. Selectman Browne asks what about the ongoing building like the “safe house” – do you check it each year? Chairman Moody says yes, she usually meets with him every year and April 1st every year she tries to take a ride around town of things she knows is going on – Eagle Ridge, Ira, and Rapid Stream.

Next item is Waste Water position. AA, Targett says that she has not received any applications for the position except for the current assistant – James and he is here tonight to find out what we are doing with the position. Selectman Browne says he would like to thank James for coming in and taking that over – we really appreciate that. Selectman Dill asks do you have any questions if you were to be employed year round full time. James says not really, just curious if he would get the

position and he would like to know if he could get some help. Selectman Browne asks do we do this in open forum. Chairman Moody says yes – we hire him in open forum and then we can negotiate wages in private then make a motion as such. Selectman Dill makes a motion to appoint James Paul as the new Waste Water Superintendent. Selectman Meldrum seconds motion. All in Favor.

Letter to Mill Street owners was mailed on June 14th and AA, Targett wants to know what the next step is. Chairman Moody says maybe just wait? AA, Targett says she knows Brian brought it up at the last meeting and she has been holding one response from Mr. Goldfrank and she has not heard from anyone else. Selectman Browne says that is why we sent the letters out – to try to get a handle on what they have for ideas or for letting us do this down there and if they don't even want to reply to a letter than there is no way they are going to let us continue with that project – I just can't see it happening. It is the same thing with the Village area – we have not gotten anything back from them. AA, Targett says we did not send a letter to them because we have an agreement with them since 2011 and the two main people are on that committee. Selectman Browne says yes but one of the properties is for sale. AA, Targett says last she knew it was still an agreement. Selectman Browne says so that is going to go with their purchase and sales agreement. AA, Targett says she believes so. AA, Targett says she believes the agreement expires next year. Selectman Browne says he feels we should nail that down. Chairman Moody says that Mr. Goldfrank is the most affected by this then Marla and Pat which seems to be only parking. Selectman Browne says yes but they still own it.

Chairman Moody says yes and they are not providing a safe lighted way to their apartment buildings. Selectman Browne says that is another issue. Chairman Moody says this could be helpful with getting them into compliance. AA, Targett says that John Goldfrank has been attending all of the VEC meetings. Selectman Hatfield says his position is that we should talk to the owners instead of just sending out a letter – and I think it is in the best interest of the town to enter into an agreement with them. Selectman Browne asks why wouldn't they answer a simple letter than. Selectman Hatfield say he doesn't know why but he feels one of us should pick up the phone and call them and find out if they are willing to discuss it. Selectman Dill says he would like to make a motion to have Brian call everyone then. Selectman Hatfield says he is happy to accept that but he feels he is the only one who wants to pursue this but before he does it he feels we should discuss is the entire board behind this or is there some opposition. Selectman Browne says he has no problem pursuing it but if we don't have participation in doing something with those properties then we are just treading water here. Selectman Dill says we have been discussing this for three years and we have sent letters and had a meeting or two and there has been no response at all. Chairman Moody says negative or positive. AA, Targett says Pat is not for or against – she is in the middle, Marla is not for it unless she gets money from it, John is in favor with some design tweaking and she has talked with the Corro's and they are in favor. Selectman Hatfield says the letter didn't say we are going to do exactly what the VEC says because that hasn't gone to vote yet – all that letter is doing is asking would you be willing to make your property open for parking, plowing, maintenance.

Selectman Dill asks are we still doing the one plow through a storm – because after all those discussions we got nowhere. AA, Targett says the funny part is that after all owners pitched in to the cost of plowing this winter each owner has called me asking can the town take it over if we allow parking. Selectman Hatfield asks did you answer them. AA, Targett says she told each of them she would bring it to the board but she thought absolutely as it was what we had proposed to them. Selectman Hatfield says so they do not have an answer to that question then. AA, Targett says officially they do not. I am in favor of doing whatever makes that look better – if you Brian what to take this on yourself having no past with those owners then do it – somebody different may have more luck than any of us. Selectman Meldrum says the other thing to think about that has been discussed is if the town sinks a lot of money into that location are the owners going to fix-up the back of the buildings – I am sure there are no answers their either. AA, Targett says she has an idea on that – the Micro Enterprise grants she has been doing offers a façade grant which may allow the buildings to be fixed up and painted if the four owners agree – then their could be one request. Brian Hatfield says until the town puts in their 2 cents and gets involved then there is not any help for these homeowners. Lisa Standish says you can't really go out and tell these people to apply correct. AA, Targett says not really. Brian says he would be happy to take it on now that he knows the position of the board. Selectman Dill says he believes everyone is in favor of it, it is just getting the four parties on the same page.

Chairman Moody says Lisa is her to discuss an Appalachian Community Trail application. Lisa Standish says several years ago she contacted David Miller about the AT guide which is a guide updated every year used by all hikers it has the miles, where you can stay and she is in it so she gets call from hikers fairly often wanting to come and stay, and she offers work stays. Two hours of outside work gets you a bed and breakfast stay because many can't afford to pay. She has been doing that for several years now and has learned a lot in that time, one thing she is aware of is the change that is taking place on the AT trail mainly because of these movies and books about the trail. The trail conservation is very concerned about he impact hey are already telling people don't all start on April 1st or April 15th – start at Harvest Ferry instead of Springer Fields – they are trying to make it so that the trails are not destroyed by so much of an increase. Another interesting piece of information is that these trail hikers that they learn what is needed to be successful and one of the things you are told is that you must plan on at least \$4,000.00 to \$6,000.00 to sustain you for the six months or whatever it takes you to do it so my experience with the AT hikers when they come is that they all have money. I pick them up if they call from the trail which is typical and I charge \$40.00 for that. Recently I had to take someone up to Munson and I charged \$100.00. Then they all go to Tranten's to do laundry, eat at the restaurants, shop in Tranten's so there is an economy to these hikers coming into any town. When she received the application for Kingfield to become an AT community I was overwhelmed and I have had this on my desk for over a year because it is quite a comprehensive application process and the criteria for selection is that the candidates would be representatives of the community, chamber of commerce, business associations etc. it has to be a very broad based committee that needs to develop this application and I am looking for the board of selectmen to put it out to the community that this would be a good thing for Kingfield and to ask for people to come forward and serve on a committee.

Chairman Moody asked does it cost the town anything to become an AT community. Lisa Standish says no. Lis says Kingfield would get put on their website as there are many benefits to this. Chairman Moody asks how many people do you think are needed for a community. Lisa Standish says it needs to be broad based and was thinking Stacey McCluskey might be a good person as she does the outdoor camps for children, as far as a business person she knows that Tammy Goldfrank is a representative to FABA but I am sure she would decline as she is so involved with so much, maybe one of the board of selectmen. Chairman Moody says maybe someone from Huts and Trails. Lisa says she is willing to participate, make calls and try to build a committee but she is not in a position to offer any kind of leadership on it – I just think it is good for the town. Rangeley is an AT community I tried to get the lady to come to the meeting tonight but she was unavailable. Chairman Moody says let's put the call out, the press is here, we can put it on the website and Facebook to see if there is an interest in it and get a crew of people we can discuss it further. Selectman Dill asks Lisa can people call you because I was thinking Gardner may be good with this. Lisa says yes and I am willing to make calls if needed. Selectman Hatfield says to Lisa now that you are familiar with the hikers what resources does the Town lack. Lisa says that is an interesting question because I would really like to see an outfitting store where people could come in and get backpacks and other supplies – to offer people whatever they may need to go out on the trail. These hikers may need a new backpack or bungee cords, socks some supplies. Selectman Browne says the Narrow Gauge Depot may be a place to look and maybe that is another line that the owner may look into. Lisa says maybe she would be on the committee. Selectman Hatfield says so for transportation they just call you. Lisa says yes sometimes I am in the middle of something and I tell them it may not be for an hour and they will wait or they will start hiking. Lisa said most of the pickups she does is on Long Falls Dam Road or East Flagstaff often times people want to go over the Bigelow's as they are one of the toughest hikes on the whole AT and they are tired and not want to take their packs so I will go up and pick up their packs and bring it down and meet them in the afternoon on the other end. Selectman Browne asked do you ever get anyone from Rapid Stream. Lisa said no the bridges are still out. Lisa said sometimes the hikers are hiking in memory of someone and sometimes that get sick and just need a place to recover in. Chairman Moody says let's see if we can get a committee together.

Chairman Moody explains that Michelle Beedy who has been the alternate for the appeals board will be moving into Paul Orbeton spot as he resigned to be on the Planning Board and there has been a request from the chair to appoint Diane Keoskie as the alternate. Selectman Browne makes a motion to move Michelle Beedy to active member and add Diane Keoskie as an alternate. Seconded by Selectman Dill. All in favor.

Chairman Moody states the next item is an idea for winter/plowing at the transfer station. AA, Targett says she wanted to bring the idea to the Kingfield board first before a transfer station meeting – at the last Transfer station meeting we discussed the upcoming winter and what our plan would be for plowing at the end of the meeting we decided to have Dave look into getting a used truck, plow or package deal to discuss further. In the meantime Bruce offered to have the road crew plow the transfer station for \$50.00 per storm which is less than we were paying Staci plus the \$25.00 we were paying for sanding for a total cost of \$75.00 per storm. AA, Targett says that Bruce has talked to us for a few years now about getting a sander in the one ton so his plan

was to plow with the big truck and sand with the one ton. It was an idea Bruce thought he would throw out to the board if Kingfield selectman wanted to discuss further at a Transfer Station meeting. Chairman Moody says that is something we should ponder and discuss at the next meeting. Selectman Hatfield says the only question he has is how Bruce arrived at that cost when it is lower than everything else. AA, Targett says she believes it was a deal made to help out another department. Selectman Hatfield says it will cost Kingfield more money to do that as a favor to the transfer station and we would not be rightfully reimbursed. AA, Targett says she understands what Brian is saying.

Boston Post Cane – AA, Targett says Tynne Pilman has passed on and after some research it appears that Rose Philoon is the oldest she resides at the elderly housing and she would like to present her with the award with maybe a selectman. Selectman Hatfield asked when she was born. AA, Targett says September 23, 1918. AA, Targett says she would like to get this done in the next few weeks.

Chairman Moody says she has looked at our new website design and really likes the design – which was re-directed from our old site. Selectman Browne asks if that is automatic without having to click on the link. AA, Targett says she believes that will happen. Chairman Moody says the Tif amendments are still a work in progress as well as the banking services. AA, Targett says that Raylene brought some items to Skowhegan Savings the other day but we are still negotiating. Chairman Moody asks for any “other”. Selectman Dill asked is Bruce going to restripe the roads. AA, Targett says yes he just picked up new paint from Sherwin Williams and has plans to paint them soon.

Selectman Dill asked do we know what he is going to tar this year. AA, Targett says the initial plan was for Curve Street and Winter Hill but he is no longer doing Winters Hill because the owners of the Inn will be digging that up for a sewer line to connect to our system and I have informed them they will need to re tar the entire road to town standards and I believe we will be doing Freeman Ridge and another road that she can't remember. Selectman Dill says the price of paving is down can we do more. AA, Targett says possibly – yes. Selectman Browne says he feels we need to somehow put some money into Tufts Pond Road that has got to be destroying our equipment it is bad. Here we are putting tar on Curve Street and Freeman Ridge and they are pretty decent and Tufts Pond Road is horrible. Selectman Dill says the last time West Branch Street was done was about 15 years ago. Selectman Browne says he is not saying they don't deserve having an update but every time you go up Tufts Pond it must be chewing on a blade when plowing it must be wearing on the plow trucks. Chairman Moody says didn't we get a quote to actually fix it right. AA, Targett says yes, we have gotten a few and it was a few hundred thousand for part of the road. Chairman Moody says it will be a million dollars to fix it – or close to it. Selectman Browne says he understands because of the ledge but sooner or later we need to do something with it as it is not helping the town's equipment. Chairman Moody says we can't just let it go back to gravel either. Selectman Browne says does it, you look at New Portland Hill, Bennett Hill or Atwood Hill in New Portland those are all dirt roads and are wonderful and right now I would rather go up any of those hills right now than to use Tufts Pond Road. Selectman Dill says he rides up there occasionally and it certainly is a challenge. Selectman Dill says it may have been a good night to

have the town employees here to ask that question. Chairman Moody says we will ask Bruce to come to the next meeting and to tell him what was discussed so that he can be prepared. Selectman Dill says we do not have our VRAP yet or just a letter. Chairman Moody says she thought we had a letter – she will follow up.

Selectman Dill says he looked at his tax bill and the percentages are wrong. Chairman Moody says I don't think they are. Selectman Dill says we are raising 2.8 million which is what we signed the other day and our local education is 1.4 million. Chairman Moody says it is not what we are raising because of our reimbursements and that is what the percentages are calculated on – Leanna and I had that same conversation – you do them out of what you are raising so that is what I did them on. Selectman Hatfield says it makes sense to him. Chairman Moody says they are calculated on the 2.2 million, we did some rounding. Chairman Moody says we didn't figure anything for the TIF or overlay so that maybe part of it too. Chairman Moody says right because you don't say overlay is this much of a percentage, the only things you are required to report on is education and town. AA, Targett says county and TIF – TIF we used to put under other. Selectman Dill says then it should not be 100% if you are not accounting for those other items. Chairman Moody says we thought we should use the amount we are raising – you can do it the other way, she doesn't know. Selectman Dill says he did it the other way so your school would be 50.6 not 57. Chairman Moody said Leanna and I discussed this for an hour because our percentages were calculated differently and that percentage is using \$300,000.00 of our money to get that percentage down which is not really what we need to raise – we already raised the other \$300,000.00. Chairman Moody says you could debate it either way. Selectman Dill says out of the \$600,000.00 credit which one do you apply it two out of the four items. Chairman Moody says you add them up and take that out and figure the percentage – she doesn't know. Selectman Hatfield asks who is responsible to do the percentages. Chairman Moody says it has always been the assessor so she assumes the assessor – which is her. Selectman Hatfield says going forward he thinks Heather should make some notes that are passed out at a meeting and approved before it goes on a tax bill because it is not the same way you did it last year. Chairman Moody says she thinks it is. Selectman Hatfield says that is his point – if you can show to John that is how we did it last year and it works then that's how we continue to do it. Selectman Dill says most people won't even pay attention to them on the tax bill. Chairman Moody says she will look at the state law. AA, Targett says state law dictates that you must list county, education and TIF financing. Selectman Dill says the problem is you calculated on the net assessment and not the gross. AA, Targett says she believes it must be done on the 2.8 figure which is the gross. Chairman Moody says no it is net – the 2.2 – it is the conversation we had before commitment. AA, Targett says she thinks it must be done on gross before any revenues come in. Chairman Moody says she will look into it further.

Selectman Browne asked how we were moving along on ceiling tiles. AA, Targett says it has taken a back seat due to the fact when we first looked into replacement they seemed pricey but she will look into it again. Chairman Moody says we have enough money in the Webster Hall account to buy ceiling tiles. Selectman Browne asks did we get anywhere as far as the use of equipment and keep track of it, say if one department is using another's equipment. AA, Targett says she did listen to last meetings recording and she thought it was a great idea for her to keep notes or a

record of this – the only question is what is the charge – maybe she can call Jordan Excavation to get an idea on this.

Selectman Browne says the only other item is something about vacation time and the policy. Chairman Moody says she was questioning when an employee quit why they still got vacation time. AA, Targett explains that vacation time is earned time so employees are allotted their vacation hours on the first of every month after working the prior month. Selectman Hatfield says you accrue that time – so if you quit the time is still owed to you for past performance. Selectman Browne says he was just looking for clarification. AA, Targett says we follow the same rules as Maine Municipal and she has a whole book of cases that have gone bad with employees that didn't get paid vacation time that should have. Selectman Browne says he agrees with it.

Selectman Dill makes a motion to enter into Executive Session pursuant Title 1 M.R.S.A. 405 (6) A – Personnel Matters – discussion of employee pay. Seconded by Selectman Browne. All in Favor.

Selectman Dill makes a motion to start the new Waste Water Superintendent at \$13.50/hour and upon receiving his license will be increased to \$14.00/hour then the increase will be discussed during all other employee discussions. Seconded by Selectman Meldrum All in Favor.

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