

Kingfield Selectmen Meeting Minutes

Monday September 21st, 2015, 6:00 PM Webster Hall 38 School Street

Attendance: Brian Hatfield, John Dill, Leanna Targett, Heather Moody, Wade Browne, Raylene Tolman, Valarie Tucker, Dee Menear. Absent: Raymond Meldrum

Meeting called to order at 6:00pm

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

Chairman Moody states the first item is to hold a public hearing for a GA Appendices. Motion made by Selectman Dill to recess the Selectmen's meeting and open a public hearing for GA Appendices (A-C) for the period of Oct. 1, 2015—September 30, 2016 with Department of Health and Human Services (DHHS) in compliance with Title 22 M.R.S.A. §4305(4). Seconded by Selectmen Browne. All in Favor. Chairman Moody explains that it income guidelines to follow – for instance in Franklin County in order to qualify for GA and have 4 people in a household you need to have less than \$971.00 in income. Food maximums for a four person household is \$649.00 per month and housing maximums for a 2 bedroom house in Franklin County that is unheated is \$579.00 and heated is \$712.00, it is basically what these appendices are. Chairman Moody asks for any public comment. Hearing no public comment she deems the public hearing closed and reopens the Selectmen's meeting. Selectman Dill makes a motion to approve and sign the new GA Appendices 2015-2016 as provided. Seconded by Selectmen Browne. All in Favor.

Chairman Moody says she has a renewal liquor license for Louise Standish at the Mountain Village Farm B & B located at 164 Main Street. Selectman Dill makes a motion to sign liquor license as presented. Seconded by Selectman Browne. All in favor.

Chairman Moody notes that there is a resignation letter from Paul Orbeton. Selectman Dill makes a motion to accept the resignation with thanks for the time Paul has put in. Seconded by Selectmen Browne. All in Favor.

Chairman Moody states that Western Maine Community Action has sent a report of what they have provided to our residents services valued at \$59,745.00. the detailed list is as follows: Fuel Assistance \$36,892.00; Emergency Crisis \$504.00; Electric Lifeline \$9,002.00; Telephone Lifeline \$8,064.00; Emergency Heating Funds \$639.00 and Senior Food Program \$4,644.00. Selectman Dill asks if these are accurate numbers for Kingfield. AA, Targett says it was presented to her as being for Kingfield residents only. Selectman Hatfield asked why they sent the letter. AA, Targett says it was given to her when WMCA was using the hall for fuel assistance applications – it is usually provided every year just to show the town how they are helping out.

Next item of business is the town owned property from tax foreclosure. AA, Targett reminds the board that we had taken a property due to unpaid property taxes and the town's lawyer advised that we send her a 943 notice and give her an extra 30 days. The notice was delivered by a deputy of the sheriff's office and the deadline to pay was September 9th and that date has come and gone and there has been no contact whatsoever. I even instructed the girls in the front office to wait a few days extra in case it was post marked by the 9th. I called the Attorney Underkuffler today to confirm this and he said yes – to go ahead and auction it off or do whatever we wished. Selectman Dill asks if she has had the full thirty days. AA, Targett says yes – more than that and she has numerous sewer liens with us as well. Selectman Dill suggests auctioning it as it worked out pretty well last time. Chairman Moody says it's nice when you have more than one to auction off like 2 or 3. Selectman Dill makes a motion to have AA, Targett contact Keenan Auction Company. Selectman Browne says to see if they are coming to the area first as we don't need to be in any great hurry. Seconded by Selectman Browne. All in Favor.

Chairman Moody explains the next item is a request for a sewer abatement. AA, Targett says she has verbally requested this numerous times according to her and I believe there may have been an e-mail request at one time. AA, Targett says that Brian and she met with Marla last week on VEC items when she had brought it to my attention again. She feels it is our error not hers so she doesn't know why she needs to make an official request for abatement. Chairman Moody asks does sewer work the same way as taxes – which it is the owner's responsibility to ask for it. AA, Targett says that the sewer billings or utility billings in general run the same as taxes when it comes to liens and notices. Chairman Moody reads a letter written by Erica that indicates that there was an error and it was corrected when it was found. AA, Targett says she is looking for abatement from when the price increase took effect which is approx. \$400.00 which she would like to pay on her outstanding bill. Selectman Hatfield moves to approve it. Selectman Browne says back to 2013 – what is your reasoning. Selectman Hatfield says there is no contest in the fact that it was our error, she is a business owner that runs a good business and I feel we should give her every benefit that we can give her. Chairman Moody says here is what she thinks on it if we decided to go back that far than the board should be prepared for a slate of abatement requests from others, that's is why we usually do it going forward. Selectman Hatfield says that she was clear – give me a credit to my account don't send me a check. Chairman Moody says she feels more comfortable splitting the difference. Selectman Dill asked if it had to do with the change in user costs. AA, Targett says yes, that was part of the difference. When the owner contacted us Bryan Fitch and Tom Marcotte visited the building and determined that she was being charged for

an extra unit. Chairman Moody asks about Fowlers office. AA, Targett explains that the owner receives two separate bills. Chairman Moody states that perhaps that is where the problem came from. Selectman Browne says if we owe it we owe it and I think it's fair that she just wants her account credited. Selectman Dill seconds the motion to abate \$412.50. All in Favor.

Chairman Moody says we have a corrective Deed that needs board signature – it was from when we had a lien on something and were then paid so we issued a quit claim deed – it had a clerical error on it. Chairman Moody says no motion is needed as we have already signed it once. Board signs corrective deed.

Chairman Moody then explains that a supplemental bill was needed for a personal property account in the amount of \$834.00. Motion to accept supplemental tax bill for CIT Inc. made by Selectman Browne. Seconded by Selectman Dill. All in Favor

Chairman Moody says next is to re-visit the parking/plowing on Mill Street lease agreements. Selectman Browne notes that this is a copy from the one we signed with Diane Keoskie that Leanna has tried to retrofit for Mill Street. Selectman Browne says currently all we have a commitment for is one stripe or pass down through. Chairman Moody says the owners are now open to having an agreement and this is why Leanna is trying to bring this up again. Selectman Browne says we don't have anything in writing yet on the VEC plans, well actually one. Chairman Moody says that Brian has talked with Marla – is she interested. Selectman Hatfield says that Marla supports this but we need to show it to her in writing. Pat Buck has not responded so I suggest we send her this with a cover letter and just say that it has been reduced for now and I would be happy to hand deliver that. AA, Targett says she tried to highlight the changes that she has made. Chairman Moody says she would like to see it with changes and to have some processing time. Selectman Browne says absolutely because we haven't talked about this at all. Chairman Moody says that it is a re-visit from over a year ago. Chairman Moody suggests removing items that AA, Targett crossed out and re-visiting again next week she is not saying that there will be a decision made at that time. Selectman Hatfield asks are we clear on what this is all about – why we are dealing with this. Selectman Browne say we are not clear we have gone from a plow through once a storm to this parking agreement which I am not certain we need any more now that we have one across the road , we tried this once already and it went nowhere. So why go back and we are still trying to do something with the riverfront and have nothing. Chairman Moody says she feels this should be tied to that agreement – I am willing to start the process however I am not sure the first step is getting them to sign this – we need to get something like

this together and talk about what we want to add to that. AA, Targett says you have to take the first step. Selectman Browne says we need to get an agreement down there first. Chairman Moody says she agrees that the village enhancement part should be part of this. AA, Targett asks do we really want to back them into a corner. Chairman Moody says no but she feels personally they should go together. Selectman Hatfield says his understand is that the back of the buildings are slum and blight and until the owners do something about that it is a lot of work, I don't want our town to stay slum and blight – it should be picked up, cleaned up and looking good and if there is something we can do to help them with that then I support it. So if we at a minimum enter into a lease with them to exchange plowing for parking which would help some of our issues with parking on Main Street. Selectman Hatfield says the owners are eligible for grants as part of the slum and blight to help improve the appearance of their properties. Chairman Moody says the lease agreement has nothing to do with grants. Selectman Browne says if they haven't wanted to do it before now then the lease agreement is going to help. Chairman Moody says we have not seen any of the owners from there yet for a façade grant. Selectman Browne says this is not bad it has good intentions. Chairman Moody says ties it to the lease about what we really want. Selectman Hatfield says there is some discussion between the property owners that before they go ahead and give away the farm and sign over a right of way to my property I'd like to see what I can get first. Selectman Browne says that shouldn't be a bargaining chip it should be one inclusive thing. Selectman Hatfield says we tried that and it didn't work. Chairman Moody says she thinks they are starting to come around that the door is further open than it has been with some of them – I think saying we will help keep up your parking lot is ok but we want something in return – what we really want is the permission to do what is in the downtown revitalization plans that the town voted for. Chairman Dill says that is the same with grants. Selectman Hatfield says we need to take baby steps. Selectman Dill notes that on page 3 where it talks about insurance - we don't have a figure yet. AA, Targett says with Diane we had 1 million from when Frank had first written this and Diane could provide us with that but after a conversation with Goldfrank he indicated that some of these owners do not carry that for insurance and that \$500,000.00 was more realistic but the question is are we ok with them doing \$500,000.00. Selectman Dill says if we have more insurance then they will come after us first. AA, Targett says the point is we have a million or more but with the claims tort act the most someone will get from the town is \$400,000.00 so is \$500,000.00 from these other sufficient. Chairman Moody says those are questions that need to be answered as we go through this. Selectman Hatfield says the agreements soul be apple for

apple – the same coverage. AA, Targett says she agrees. Selectman Browne says be consistent and keep the million dollars in the lease.

Chairman Moody says the next item is to review a poverty abatement process – which is pretty straight forward. AA, Targett says it is brand new but personally she feels with the board being in the process of two poverty abatements that we all agreed that we were making determinations based on the same thing and if someone was to come in we could provide that document to them. Selectman Dill asks how you would do a business one. AA, Targett says that would be a little more interesting – they would still need to give us their tax returns and financials – and possibly call the state for help. Selectman Dill asks what if I was non-profit. Chairman Moody says you may be completely tax exempt or at least have an exemption. Chairman Moody says basically this policy says we should use General Assistance guidelines – but I also like that it says if there are no other mitigating factors. Selectman Dill makes a motion to accept the new poverty abatement policy effective immediately. Selectman Hatfield seconds motion. All in Favor.

Chairman Moody says that we need to schedule some time for a Special Town Meeting and Public Hearing for TIF Amendments. Selectman Dill makes a motion that a public hearing will be held October 19th at 6pm and a special town meeting October 26th for amendments to the TIF. Seconded by Selectman Browne. All in Favor.

Chairman Moody notes that the Transfer Station meeting scheduled for the 12th is a holiday do we want to try to move that – as we have previously talked that it is not fair to expect employees to come in on a holiday. Board agrees that Tuesday the 13th would be better and to send an e-mail to the other board members to get their thoughts.

Chairman Moody notes that a letter has been sent out to Heating Service/Delivery Bids to be opened next meeting (October 5th).

Chairman Moody asks for any other. Selectman Browne asks if we are going to have the school board come to a meeting. Chairman Moody says that Sue e-mailed her the other day and she keeps getting all these e-mails – what is going on. When Leanna talked to Kim – Kim said the school board has decided not to do anything because it's not fair, so when I talked to Sue about the other sources of revenue were I told her I assume it is the UT and superintendent agreements which both things need legislative approval and Sue has put that into the process – the bill has a name but that is as far as it has gone for the superintendent agreements – but the UT bill has not been started, it took a long time last time we got the UT to pay more but Saviello and Quinten Clark got it done. So that is where Sue stands – she asked if she needed to come to the meeting and say this and I told her I would ask the board what is it they wish to have for more information.

Chairman Moody says we could also ask as we go along – or you can go to a school board meeting and you might be able to ask a question during public comment. Selectman Hatfield says Sue is also starting a capital investment program – which will not help with the cost sharing but it is a good thing to have.

Selectman Dill makes a motion to enter into Executive Session pursuant Title 36 M.R.S.A. 841 – Poverty Abatement case #2015B and to revisit #2015A. Seconded by Selectman Browne. All in Favor.

Selectman Dill makes a motion to deny the poverty abatement case #2015A and suggests that the applicant apply for a payment arrangement. Seconded by Selectman Browne. All in favor

Selectman Dill makes a motion to deny the poverty abatement case #2015B and suggests that the applicant apply for a payment arrangement. Seconded by Selectman Hatfield. All in favor

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