

## Kingfield Selectmen Meeting Minutes

Monday September 7<sup>th</sup>, 2015, 6:00 PM Webster Hall 38 School Street

**Attendance:** Brian Hatfield, John Dill, Leanna Targett, Heather Moody, Wade Browne, Greg Siekman and Bruce White.

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 August financials and asks if there are any questions or comments. Selectman Browne asks how the rec department is doing – are they still moving along. AA, Targett explains that a few people have left town and therefore left the rec dept. however the people remaining have stepped up. On another note Raylene has been looking into the PEP grant to see where that stands but hasn't received any information yet. Selectman Hatfield asks how the border grants work – how does it get administered – does money in our budget get put in there now. AA, Targett says no, it is something separate similar to the micro enterprise grants where there will be invoices submitted to me they will be then submitted to Northern Border and they will give approval to pay them so there will be a deposit into our savings or checking account to pay those invoices so it won't even touch our budget. Selectman Hatfield asks will this be for new work. AA, Targett says the new Northern Border Grant was submitted for the residential stations which we are calling phase 3. Hopefully we can do this as a change order like we had done with phase 2 and hopefully Apex can get it done in a few months – I believe they will begin work on Tuesday. Selectman Dill says what we probably should have for budget is a line that says grant under revenue and expenses so it doesn't bother what we have budgeted. Selectman Dill says he doesn't think the bills for Waste Water are shown correctly. AA, Targett says they are quarterly and we haven't billed the second quarter yet – Billed to date is shown down bottom and showing up top is what we have actually received for money and that's where we keep arguing – if you want me to change that I can. Selectman Dill says it should indicate what was billed. AA, Targett says in the case of the transfer station we have always only put in what was received. Selectman Dill says then it should be sewer sales. Selectman Browne says it sounds like you just want to the two figures swapped. Selectman Dill says yes. AA, Targett suggest that Selectman Dill and she discuss further before another meeting. Selectman Browne suggests looking into heating fuel. AA, Targett says we usually do that in October but appreciates the reminder. She thought we had signed a contract for gas – but she will look and will send her letter out to suppliers and maintenance companies. Selectman Dill says the Waste Water budget will be way over budget in electricity unless a double bill was paid – everyone's kilowatt rate went up and CMPs delivery went up. Selectman Browne says we should look into that. AA, Targett says we did – remember Erica came to the board at first it was just for waste water and we asked he to look at getting it for the entire town and we signed a 3 year contract with the company she presented. Selectman Dill says maybe it was two months payments - he just wanted to point it out that we may be over, there isn't much we can do about it that we haven't already tried to do. Selectman Browne says he

remembers reading something about people who switched to other companies who were cheaper at first and then they increased whereas cmp stayed lower. Selectman Dill says they bill for delivery only. Selectman Browne says the standard rate stayed down.

Chairman Moody says we have asked Bruce to come in and talk with us about Tufts Pond and he has presented us with a quote from Jordan Excavation. Jordan's Excavation did a bid for us in 2012 which is basically tearing it up and doing it the way the state wants it done at that time it was \$295,000.00 and now it's gone up about \$40,000.00 to \$334,000.00. Bruce says that is just for 4000 feet of road. Chairman Moody says that it is from Tom Cross to Minister Hill and if you want to do from Minister Hill up to the Campground Road that is approximately another ½ a million. Selectman Hatfield says to Bruce this is one road do you have a plan or schedule for all of the roads. Bruce says we have paper that we record what we do on roads and what we think is needed we tried to set up a program because if you look at a piece of road and its torn up you may need to fix it right then even though it is not on the schedule which is exactly what happened this year, I scheduled everything in June and by July when we got our money I had other roads quoted out and that is why we ended up with the mess up there. What is hurting us the most is trucks they are up there again now, and I don't know for how long coming out of Day Pond. The road went out of shape and we have never been able to bring it back. Selectman Browne says the reason we want to discuss this is that we need to come up with a game plan for that road – even if we did it in sections ½ mile or mile or whatever they need to be I don't think we can do \$300,000.00 or \$500,000.00 at once but we can put it into our budget to do in sections or turn it all back to dirt – whatever is the best for the town. Bruce says at least he can work with dirt. Selectman Browne says he agrees – weather we do that and it is the best for the town he doesn't know but we need to look into those options because it must be staving the trucks all to heck. Bruce says this year has been the worst. Selectman Browne says it's been bad for years and we both know it has it is not enjoyable going up that road it is hard on town equipment and we just need to get a game plan. Bruce says what he has for a quote already he is questioning that plan already – to go up two feet is not helping the issue with all the ledge and water running under the ledge it is just washing it out – the water can't get through the culverts because of the ledge, and I just don't know what to do up there. Selectman Dill says what if you grind it or blast it. Bruce says they did blast it and that is why the water runs through there, in the water it freezes and messes the road up, that and truck traffic. Chairman Moody says maybe do some research and talk to other people and see what you can get for ideas. Selectman Browne says even if we go back to dirt it has to be better than it is. Chairman Moody says I think you will have a fight on that but maybe not. Selectman Browne says he doesn't think so people are fed up with that road. Bruce says he is going to try something different this winter with getting the snow off the road and hopefully it will try out quicker and he is going to try to fix some of the run offs with rocks instead of dirt as he has done in the past which has washed out, he can't see spending taxpayers' dollars for that to keep happening he had put some by the garage and that seemed to work. Selectman Browne says to Bruce – this is your baby and I am just looking for you to come up with some suggestions.

Selectman Hatfield says it doesn't think this is Bruce's baby if you look at the quote it is \$900,000.00 and this is just not in our budget. Selectman Browne says that is why we need to cut

it up and do it in sections. Chairman Moody says we talked about looking into grants. AA, Targett says there are none at this time. Selectman Hatfield says so there are no economic development grants for roads. Chairman Moody says that we asked Rodney to look into some but he hasn't found any yet. AA, Targett says in hindsight we could have probably received loans from Northern Border and CDBG however we have exhausted them for the sewer upgrades. Selectman Browne says we have priorities and that was one of them. AA, Targett says there is a possibility in a few years we could go back and try for more grant funds. Selectman Hatfield says when he says it's our problem he means that Bruce needs help indexing what roads are priority one and establishing how much money we really need to do maintenance schedule on the roads. If we did some kind of a spreadsheet and listed all the roads, it happens all the time with the government that one building or road has a catastrophic disaster that the money has to be used for that but still a documented schedule to follow. It is a big effort and it would take you a while to do that but once it's done it's done. Selectman Dill says several years ago before William retired there was a DOT program that we were thinking about using but didn't – which is like what Brian is talking about, you get all the roads and laid out all the priorities. It was a computer program and for William it would have been a real pain because he didn't like using computers and he had it all in his head. Bruce says he understands a computer program but when the computer says you need to pave a certain road this year weather you need it or not is what William didn't like. Selectman Browne says that is what kind of kicked him this year the paving we did on Curve Street – not that they don't deserve it. Bruce says if you were to plow it in the winter you would see why it needed to be done. Selectman Browne says it just questions why do we tar a fairly good road when others are bad and I realize with plowing it might be bad but it can't be as bad as Tufts Pond Road. Chairman Moody says that Bruce Manzer told her and Bruce that putting any more tar on Tufts Pond Road is a waste of money. Selectman Browne says look at Tufts Pond Road in sections and maybe rip up the worst section and fix it. Bruce says he doesn't know if that will work. Selectman Browne says something has to work – we just need to know what that is. Bruce says every town has a bad road – one with a lot of issues, Tufts Pond Road is ours. Bruce says he has talked to people on what to do – but it's not right, he had talked to an engineer about the two feet. Selectman Browne says maybe the engineer knows what we need to do – just in sections. Bruce says the problem is you're not fixing the problem – the ledge. Chairman Moody asks what it would take to turn it back to dirt, just get a pavement grinder and grind it up and then pave. Bruce says yes, move stuff around so that you have something to work with and then your able to put more gravel down – but I don't know if it will work. Selectman Hatfield says we don't have enough money to do that so we would need to take what little money we have and put into a repair that potentially would not hold so it becomes money that would be just washed down the road. If we to do it right and start getting the money now it may take 10 years but somehow we get the road done right. Selectman Browne says we shouldn't wait ten years. Selectman Hatfield says Maine DOT has a schedule of all the roads repairs with a reference – now weather we are going to get a grant or not for that is another thing but at least we start with a model establishing a budget for repairing the roads. Bruce says maybe the two feet on top will work with new culverts – he doesn't know. Selectman Browne says we should work on little sections – budget it out and try it. Bruce says we should start with the worst part. The selectmen agree.

Chairman Moody says Bruce also is here to talk about plowing at the Transfer Station. AA, Targett says she brought it up at the last meeting where Bruce had figured \$50.00 per storm for plowing and \$25.00 for sanding and she thought it best to have it on the agenda again in case we had any questions or concerns for Bruce. Selectman Browne says we had concerns – one that Leanna had brought up which was how that would be fair for the town. Selectman Hatfield says if Bruce plowed the transfer station the town would bill the transfer station just like anyone else, we will figure out what the standard rate would be. AA, Targett says yes. Selectman Browne says it is doing the town a favor – Kingfield but it is giving the rest of them a bargain. AA, Targett says the question she has is the \$50.00 per storm – is that enough for the actual plowing, man power, wear and tear on the trucks – is that enough? AA, Targett says do you think \$100.00 per storm instead of \$75.00. AA, Targett says not necessarily, if we are doing this and we want New Portland, Franklin County and Somerset to kick in do we feel this is fair. Selectman Browne says we are not looking to make money just to cover. AA, Targett says we were paying Staci \$60.00 and public works sanded for \$25.00. Chairman Moody says if that was a good deal last year why are we paying ourselves that – if we paid a different contractor that why it wouldn't be the same for us – even if you put it out to bid it would come in a lot higher. Chairman Moody says so if that is ok by us then it needs to go to the Transfer Station board. AA, Targett says correct. Selectman Browne says it is budgeted for what we paid last year. Bruce says he plans on putting the roof up the end of this month but questions the lumber that has been delivered as it seems like overkill. The selectmen tell him to do what he feels is best.

Selectman Hatfield asks is it too much to ask that 9 months from now we could have a report of what the roads are in Kingfield as far as what needs to be done. Selectman Dill suggests checking with DOT for a program or maybe use an excel spreadsheet. AA, Targett says it would be simple to set one up it is just determine what the cost will be to fix it. Selectman Hatfield says if Leanna set up the spreadsheet and Bruce provided the data she could fill it out and then we could work on costs and Rodney must have some idea. Maybe 9 months from now we could have a spreadsheet to start looking at. AA, Targett says she would like to have it done before that – before we start budget season – like in March. Selectman Dill says he would like to thank Bruce and Henry for helping out on HHW day and to thank them both and Brandon for the newly painted lines down town. Chairman Moody says thanks for the apron out front of her house because she can't go to the store without crap from the townspeople. Bruce says it is a big help with the trucks pulling out.

Chairman Moody recognizes Greg Siekman for website updates and upkeep. Greg says the website is up and he hopes the selectmen like it – there are a few things he is still working on to get it mobile ready. Selectman Browne asks does it automatically go from our other page or do you have to click. Greg says not yet because Dave still has control over that domain name so the best we could do was a link to the new site. AA, Targett says she has talked with David and even though he had just paid for another year she thought he had said he could make it instant so she will follow up with him. Greg says he is curious if the board wants him to continue working on it moving forward. Selectman Browne asks is you still free. Greg says his internship was over the summer and moving forward I talked with Leanna about getting paid for services. Chairman Moody says it there some sort of a proposal – or are you just feeling us out on this. AA, Targett

says Greg came to me about going forward and he has started doing this for others as a job so I told him we could talk with the board and he also questioned IT services, being able to work on our computers. Chairman Moody says how do we get that taken care of now? AA, Targett says we call Jim Benoit as needed. Chairman Moody says she would be interested in looking at a proposal from Greg. Selectman Browne says the website isn't going to change all that much that Leanna can't handle. Selectman Hatfield says that Greg still wants to make it mobile. Chairman Moody asks Greg to get together a proposal in the next few weeks that they can look at. Board agrees. Chairman Moody says there may be interest and suggests a few different tiers.

Chairman Moody says next discussion is some abatements. The first one is ViaSat Communications personal property the Second is William Scotsmen and a billing error on Julie Swain where I didn't get there homestead on there, they had one, then they didn't – we all went through the list and didn't catch it they did have their app in it was just an oversight. AA, Targett explains we had some computer issues with the two personal property ones. Chairman Moody says one is \$54.00 and the other is \$9.20 so those three are fairly simple errors. Selectman Dill asks if we can still get the money back from the state on the homestead. Chairman Moody says only if we amend it and we only get about half of it back. Chairman Moody says and then we have the Maine Mountains Children home which the board all has a write up to read and discuss. Chairman Moody says we have looked a lot at this and probably she should have just put the exemption in but she didn't. There is a big thing in the Maine Townsman where the lawyers are having fun with ones like this. We could abate all but \$700.00 and try to go after someone for the \$700.00 is the school which is non-profit and we could put a lien on the school if that is how we want to play it or we can abate it because they are non profit and should be exempt. Selectman Browne says he doesn't feel this is the town's fault in any way shape or form and so the town should not have to come up with a way to make this happen for those two entities so I believe the Montessori school isn't liable for it but they are so are the previous owners. Chairman Moody says but they aren't because you can't do anything. Selectman Browne says exactly so it falls back onto the Montessori school and their lawyers for not figuring that out before they signed on the dotted line not the Town of Kingfield's. Chairman Moody says as you can see from this write-up in the townsman that we are not the only town that has had this issue and that is exactly why we send to the new owner a copy of the tax bill – we don't have to we only need to send to the April 1st owner but can you imagine all the liens we would have out if we only sent to the April 1st owner because anything after that the new owner will get the lien. Brian Hatfield asked who owned the property before. Chairman Moody says it was the Winters heirs. Brian Hatfield says so there is no money left in that estate to pay the bill. Chairman Moody says no and there is nothing we can do to force them to pay. Selectman Hatfield says the lawyer that reviewed the closing docs for the Montessori school overlooked the fact that he should have taken that part of the money out – I am sorry but the lawyer overlooked it by mistake. Chairman Moody says yes, I am not saying it is our fault but at this point the only people or entity we are going after for this \$700.00 is the Montessori school. Selectman Browne says the Montessori school would have either paid it in the first place when they got in from the Winters or they would have to pay it now – correct? AA, Targett says no they wouldn't pay it at all they would be tax exempt. Selectman Browne says what he is getting at is if it is owed they need to pay it now or they should have done it at closing. Selectman Dill says even though the year is July 1 to June 30 is where the confusion is. Selectman

Dill says so what would be owed? Chairman Moody says April 1 to June 23<sup>rd</sup> when they closed – but the way their lawyers calculated it was July 1<sup>st</sup> and what we have been reading about is very confusing and everyone is asking Maine Revenue Services. Selectman Dill says the taxes must have been paid from July 1<sup>st</sup> through June 30<sup>th</sup> then. Selectman Dill asks what is the tax year – when I pay my taxes how far are they paid. AA, Targett says June 30<sup>th</sup>. Chairman Moody says that is where the confusion lies. The tax bill that we appropriated money for goes from July 1 to June 30 but state law says the owner on record April 1<sup>st</sup>. Chairman Dill asks so when we went to a half of year – that was January to June 30<sup>th</sup> was that a tax year. Chairman Moody says we have never run into this. Selectman Hatfield asks how it could be \$700.00 if its prorated from April until the end of the year the prior owner owned it on April 1st and so from then to the end of June is 90 days – so that tax bill was \$3,200.00? AA, Targett says yes. Selectman Dill says so we don't know if we should go with July 1 or April 1st. AA, Targett says that your tax bill says it covers July 1<sup>st</sup> through June 30<sup>th</sup>. Chairman Moody says the issue is we can only lien the property if not paid and I don't want to go there for \$700.00 but we can do that and the Montessori school is the only one you can force to pay. Selectman Dill says but it is not their bill. Chairman Moody says if they took us to County commissioner if they would side with us or not. AA, Targett says they would be exempt it immediately. Selectman Browne says so the taxes are paid on that building anyways – the Winters paid from July 1 to June 30 so the \$700.00 isn't owed then. Chairman Moody says if this ever comes up again I am going to look at it from the July to June dates because it appears you can look at it from either point of view. Selectman Browne says we need to be consistent. Selectman Dill says he is not happy about abating it all but they would be exempt. Selectman Hatfield says the tax bill was sent out and they paid until June 30<sup>th</sup>, then they sold it in June – so where does the \$700.00 come from. Chairman Moody says the law says the owner on April 1st is liable that is where the confusion is. Selectman Hatfield makes a motion to approve the abatement for the full amount – send them a letter congratulating them on starting a business in our town and wish them the best of luck. Selectman Dill seconds motion. All in Favor. Chairman Moody says she has re-assessed a few properties last week and has made it clear to the owners it will take effect next year and if they have an issue they can write a letter to the board of assessors to discuss further. It is on them to look at their taxes and notify me if something is wrong it is not my job to know everything – if they pay year after year with no question then it must be correct. Once in a while I will find one that has been over paid for years and must be fixed due to an error or mistake.

Chairman Moody says next is paperwork from CMP because they are replacing some poles on Tufts Pond and they need board review and signature. Selectman Browne asks why. AA, Targett says it is something brand new that CMP is doing – she checked with Tom Marcotte and he said he has just started seeing them in other towns. AA, Targett says we will record it after signing. Selectman Dill makes a motion to sign paperwork as presented. Seconded by Selectman Browne. All in Favor.

Chairman Moody says next is an update on waste water grants – which we already talked about earlier unless Leanna has more to say. AA, Targett says she is very excited with the Northern Border Grant and upon discussion with Rodney it was sounding as if we had all the money but I was sure we didn't according to the plan from our engineers and we agreed the shortfall is about \$105,000.00 to \$110,000.00 but we have two ideas to look at –maybe DEP or USDA can help with

the rest. Selectman Browne says we have grant money for the important stuff the other is like a wish list – so we could eliminate this bottom stuff and get it later. AA, Targett says yes, possibly from TIF or if we can find another grant let's do it now.

Chairman Moody asks for "other". Selectman Dill says he just wants to mention that the town can do somethings but sometimes the taxpayers must speak up where we have had some issues with drones in the waste water field – people hovering over others. Selectman Browne says he thinks he has addressed that. Selectman Dill says his point is we have done our thing and maybe the affected people need to call. Selectman Browne said after speaking with Leanna he made it clear that perception is reality – if they feel they were being monitored by this drone or not that was their perception so if he was doing this he shouldn't be, which he doesn't feel he was but I don't think you will see that anymore because he is trying to do some major things with his drones with FAA and he doesn't want any bad reps. I do believe that would be great for our web page to have a video of that going up over our town if we chose to do it. Perception is reality if they felt they were being looked at – I told him that and I don't think you will see him down there anymore.

Chairman Moody asks for any "other". Selectman Browne asks Brian how he was making out with contacting people on the riverbank. Selectman Hatfield says he spoke with John Goldfrank and they are going to meet up – just not yet, Greg Powers has signed an agreement and sent it back, the next person is Marla Ferris which Leanna and I are meeting with on Wednesday and there has been no response from Pat Buck even though I have tried by phone and e-mail. Chairman Moody suggests contacting Donovan to reach Pat as they talk every day.

Chairman Moody asks again for any "other. Selectman Hatfield asks what do we have planned as far as meetings. There was some reference in the Village Enhancement Agenda indicating that we needed to get ready for a special town meeting on Veterans Park – is that on our radar or is that going on our radar if the VEC recommends it. AA, Targett says we were hoping to do a special town meeting this fall for all of the TIF amendments, Walters stuff, VEC stuff and anything else. The hold-up in my opinion is that we are still getting answers to Smitty at DECD so our first flight of changes has not been approved it could be November. AA, Targett says by all means I am not trying to say that the VEC committee could not come here and say to the board we would like to do a special town meeting on the Veterans Memorial – you guys would decide that we can do more than one special – the board in the past has tried to put it off to combine everything into one simply because we don't have good attendance. Selectman Hatfield asks how about Road Reconstruction – is there something coming up for that. AA, Targett says hopefully – David Guernsey has tried to reach out to Rhobe for an update but it appears that she is on vacation for a week. Brian Hatfield asks about updates on the TIF District. AA, Targett says nothing new with that as she had stated previously we are still working with DECD, a lot of the questions we are in the process of answering is going back to when the TIF began which takes some research.

Selectman Hatfield says for the next agenda if the board wants he has been talking with Sue Pratt and Kim Jordan and with the last school meeting there was still a lot of discussion on cost savings for the towns and it is pretty cut and dry so I would like Sue to come and talk with us about that and any grants that she is applying for or anything else, Kim says she is always making herself available. Chairman Moody says she doesn't believe it was a discussion item at the school board

meeting it was a presentation and there was no discussion. Selectman Browne says do we start that. Chairman Moody says the school board could of their own volition. Selectman Browne says he feels that if something doesn't get started with it then it will disappear or go nowhere. Selectman Hatfield says Kim had said that our Kingfield board feels as though whether it is fair or not fair we are not going to get it voted in by the school district – we can push it but it's going to be a tough course. Selectman Browne says that is the point – we keep saying give it a year and try it out but if it is not solving the true issue that this town had of the valuation of the students. Selectman Dill says it probably won't change anything. Chairman Moody says it's not right to not do anything because you think it won't change – those other towns were begging for us to stay in the district yet they don't want to put their money where their mouth is – then that should be said loud and clear rather than not being able to discuss it. Only one of our school board members feel that way you should talk to the others – it should be a discussion item because you don't know how everyone will vote. Selectman Dill says put it on the agenda and see how they all vote – because I think it will be no. Chairman Moody says she thinks our board would have some sort of a discussion to decide if they want to bring it up. Chairman Moody says then let it be said on the record then everybody can't stop talking about it or do something different. Selectman Hatfield says he understands the process now and I personally don't know that I would support changing because I don't know of a better fair way to do it. I don't know what is air other than the way they are doing it now. Chairman Moody said a lot of different districts do it based on population. Selectman Hatfield says this is the standard state way that it is done. Chairman moody says it was the standard but I am not convinced it is standard anymore and we should look at those models. So to just say it can't be done and no one wants to look at the other models – well show us that no one else is doing it because I believe Carrabec and Rangeley are. I would think that the school board would want to continue the discussion but if they don't want to then I don't know just like Wade said what is the next step do the townspeople need to take on the next step – I think that is something the towns would need to take on individually. Selectman Hatfield says what he brought it up for is just like Wade said – this isn't a dead issue and if we want somebody to come back and answer questions maybe we should have Sue back and ask her these pointed questions but we should e-mail her the questions before she comes so that she is prepared. Selectman Hatfield says he has a copy of the presentation if anyone wants to review it – what Sue said is that it is the standard and there is the whole way to change it which has to be done by a vote – and we could do that. Chairman Moody says she feels it would need to be initiated by the school board – if they talk about it but don't initiate it then I think it is in the townspeople's court. Selectman Hatfield says I think we need to or citizens need to tell the school board to pursue it. Chairman Moody says when the people want to do something she assumes they will. Selectman Browne suggest a call or e-mail to Sue about it – these were the towns concerns and the biggest concern are they going to try to change the valuation to the student formula/ratio – or are they going to even look at it. Selectman Browne says we knew it would take a full board vote to make a change but are they trying to persuade these other towns to say hey if we don't at least look at this I think Kingfield might do this... down the road. Selectman Hatfield says our school board is voted in by us I think if we want them to do something or not then the residents should call them – I would think the selectmen would represent the voters and have some sort of weight towards what the school board does. If we want more information we bring

in Sue and ask he what it will take to change it and if we have a feel that we have a chance to change it then we initiate that. Chairman Moody says the townspeople and the school board have both said they don't want to change it – so unless somebody does you're throwing yourself against a brick wall – which I have been doing for years. Selectman Hatfield says he is satisfied with what he has learned. Selectman Browne says just because you're satisfied about knowing the process doesn't change the facts that were paying a lot of money. Chairman Moody says they did not have a discussion – it was just a presentation. Selectman Browne says is there fairness to all, across the board with the other models out there. It is agreed that Leanna will e-mail Sue Pratt and Kim Jordan to ask what have you done – is the school board continuing a discussion on this.

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

Selectman Dill makes a motion to table the poverty abatement case #2015A until further documentation is received. Seconded by Selectman Browne. All in favor

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