

**Board of Selectmen  
Meeting Minutes**

**8-8-95**

**Present:** John Monteith, Robert Fay, & Dennis G. Abbott.

**Also Present:** Dwayne G. Morin, Harry B. Center, Robert Gobeil, Dale Witman & Fred Fay.

**Harry B. Center:**

Harry was in to meet with the Board. As a result of last week's meeting with Roger Elliott and the departure of Karen Lovell from Smith, Elliott, Smith & Garmey, Harry will be representing the Town. The Board discussed Harry's qualifications. Harry currently is the City Attorney for Biddeford. The Selectmen raised the concern that since Biddeford and Waterboro meet on Tuesday evenings what would happen if there was a time conflict. Harry assured the Board that either he would be here or Roger would cover if the need arise. He doesn't anticipate any problems due to the fact that Biddeford meets every other week.

Harry discussed the fee arrangement. He stated that he currently bills Biddeford at \$85.00 an hour an he will extend the same rate to the Town of Waterboro. He mentioned that in Biddeford he charges a flat fee of \$100.00 per meeting since he attends almost every meeting. Because Waterboro will only need him on few occasions he will not extend that rate unless the frequency of attending meetings increase. The Board accepted the fee structure as presented by Harry. Currently the Town is billed at full rate \$120.00 - \$140.00 per hour and then receives a 25% discount.

The Board request Dwayne to prepare an outline of the past years cases still pending for Harry's review. The Board asked Harry to review Karen's records of the Town of Waterboro to familiarize himself with legal issues of the Town. Dwayne stated that the primary thrust of legal issues is Zoning Ordinance related.

**Dale Witman:**

Dale requested the Board of Selectmen to have the Town's attorney present at the next ZBA hearing on the Cellular Tower to be located on Clarkes Brideg Road. the Hearing is scheduled for August 29, 1995 at 7:30 p.m. The Board approved having the Town's attorney present for this ZBA hearing. Vote: 3-0 in favor.

**Don & Jean Horton:**

The Hortons are requesting a property tax abatement on their business located on the Grist Mill Road in South Waterboro. The Hortons had sent a letter to the Selectmen requesting the abatement and the Board wanted to meet with the Hortons to discuss the abatement.

Don explained that last year was a very tough year for Horton Seafoods due to the new FDA regulations as they relate to packaging. He explained that the Hortons personally sank over \$100,000.00 of their personal funds to keep the business afloat last year. He also stated that this year their business sales is up and they have some very large clients that they are currently negotiating with that will increase their sales even further. However the cash flow for the current year has placed a strain on them paying the taxes and therefore are asking for an abatement.

Bob asked the Horton how many employees they had and where the employees live. Jean stated that their are currently 16 full-time and 2 part-time employees with an average salary of \$7.00/hr. and health insurance benefits. The employees are all local and reside in Waterboro, Hollis, Lebanon, Limerick and Newfield.

Dennis asked what the annual sales are. Don stated that currently the annual sales are approx. \$1 million a year and the plant is not working near total capacity. He estimated that capacity is running approximately 50%. Dennis and John stated that they were concerned over the Development Fund application that Dwayne had worked many hours on with the Hortons and they never went through with. Don explained that he wants to go forward with the application this year and the reason for not submitting last year was due to poor financial which he and his accountant felt would not allow for a successful application. Dwayne stated that he had not seen the financials because Don had not completed them while they were working together. Don did thank the Board for the work done thus far on the Development Fund and wishes to pursue the funds this year.

The Hortons brought in samples of their new packaging line which the lionsshare of the funds were spent on last year. The new labeling that the FDA mandated forced them into the new packaging. The Hortons also invited the Board to tour the plant in the near future so that they can get a first hand glimpse of the operation.

Bob asked whether the Hortons foresee the company going out of business. Don stated that he does not foresee this as sales are increasing and it appears the the client list is starting to grow. He felt that with the new packaging along with strong marketing, Hortons will see growth continue for the next couple of years. He stated the smoked fish industry has been growing at a rapid rate. This can be seen by the company in Belfast which started five years before Hortons and now has sales approaching ten million a year.

Dennis move to abate the property taxes, interest and lien fees for account H2120R only (approx. \$2390.00) and that the Hortons be responsible for paying their personal property taxes as well as the taxes on the two trailers. John seconded. Vote 3-0 in favor.

Dwayne to set up a time where the Selectmen can tour the Hortons facility in South Waterboro.

**Dwayne Morin:**

Dwayne discussed the following issues with the Board:

***Cable Television*** - Dwayne has prepared a letter to UVC for the Selectmen's signature. In the letter Dwayne requested information on future expansion, a change in the expansion policy, and outline the CATV Ordinance requirements. Dwayne mentioned that he spoke with Brian Gasser from UVC on Thursday morning and he seemed to take the position that Frontier would like to have the franchises transferred and then start negotiating on the future franchise agreement which expire in Feb. 1997. Dwayne also spoke with Richard Bateman to inform him of the impending transfer and requested that if he had any ideas to forward them along. The Board gave a copy of all the information tom Harry Center to review and the Board signed the letter to UVC. Letter to be sent registered mail.

***Rabies*** - As a result of last weeks meeting, there will be a meeting scheduled in the next couple of weeks to start to put in place a rabies response team. Unfortunately it could not occur sooner due to vacations. A standard operating procedure shall be established in compliance with the State of Maine law.

***Trailer*** - As the Board has discussed in the past, Fred has been keeping an eye open for a trailer to haul the Town tractor. Fred has found a trailer in Gorham which is in excellent shape for \$2,500.00. Fred would like permission to purchase the trailer. This would surely save on the wear and tear of the Town Tractor and is a very good price. The Board approved the purchase of the trailer for \$2,500.00, funds to come from the Roads & Bridges account. Vote 3-0 in favor.

***Tractor*** - The paperwork for the new tractor has been received and needs to be executed by the Board. Chairman John Monteith signed all the necessary paperwork to satisfy the lease.

***Traffic Light*** - Electric Light Company has repaired the damaged traffic light. They are sending a bill so that we can forward it onto the insurance company for payment. The company who owned the truck which hit the lights was J & J Recyclers from Nobleboro. Dwayne has sent a notification letter to J & J's insurance company, as per Batcheldor Bros. suggestion, stating that the Town will be filing a claim for payment as a result of the damage.

***RTE 5 & Townhouse Road*** - The DOT is in the process of installing a blinking light at this intersection as was promised back in February. The light should be installed within two weeks and operational within four weeks.

***Clark Lumber Company*** - Dwayne has contacted Sebago Technics as requested and received an estimate on the survey work for the Clark Lumber Parcel. Charlie Brown estimates the cost at \$5,000.00. Does the Board wish to proceed with this project? If so, which account shall the funds come from? Dennis moved to have Dwayne contact Walt to see if the price can be reduced. He feels that this price is too high. John seconded and stated that the total cost should be in the

\$2500.00 range. The Board voted to have Dwayne contact Walt. Dennis also requested Dwayne to receive additional quotes from other surveying companies. John seconded, Vote 3-0 in favor.

**Salt Bid** - Dwayne has sent in to be included in the Greater Portland Salt Bid. The Town does not have to buy from the company who is selected, however, if we do and are not part of the bid the Town will not benefit from the bid price. Shertleff has won the bid for the past five years. If we would have been part of the bid last year, we would have saved approx. \$1.00 a ton. The Board approved of being included in the salt bid.

**Beverly Lonsdale** - The Town has received a letter from Mrs. Lonsdale stating that she no longer wants to have lots A110 & A130 in Lake Arrowhead and has also stated the Town can do what they wish with the land i.e. sell it, give it away, or whatever the Board deems best. Dennis moved to contact Mrs. Lonsdale and request that she issue a deed for the Town to accept at the next annual meeting. Bob seconded. Vote 3 - 0 in favor.

**Cash Flow** - The Town is in almost the same cash flow situation as last year at this time.

No further business, meeting adjourned at 8:45 p.m.

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*Robert Fay*  
*Wendy Abbott*