

**Minutes of the Waterboro Board of Selectmen Meeting  
November 26, 2019 at Waterboro Town Hall**

**6:00 p.m. Regular Meeting**

**PRESENT FOR REGULAR MEETING:** Selectmen Dennis Abbott, Tim Neill, Ted Doyle Dwayne Woodsome and Gordon Littlefield. Also in attendance were Gary Lamb, David Lowe, Julie Giles, Cale Dyer, Danielle DeFelice and John Caramahalıs.

**1. PLEDGE OF ALLEGIANCE**

Chairman Abbott opened the meeting at 6:00 p.m. with the Pledge of Allegiance.

**2. PUBLIC HEARINGS**

**3. ANNOUNCEMENTS**

**4. ADDITIONS OR DELETIONS TO AGENDA**

**5. APPOINTMENT**

**6. PUBLIC COMMENTS**

Cale Dyer, Danielle DeFelice and John Caramahalıs commented that they were in attendance to discuss property that the Town currently has a lien on. They were informed this parcel was on the agenda, however, it was not and they will attend the meeting at the time it is discussed and voted on. They gave a brief history of their interest in the property and questioned the status of getting the lien discharged.

**7. CORRESPONDENCE**

- a. Treasurer's reports

**8. REPORTS & STAFF INITIATIVES**

- a. Selectmen's reports

Dennis Abbott reported that he attended ecomaine's Executive Board meeting.

- b. Town Administrator Gary Lamb's report

**Town Administrator Gary Lamb's report was delivered as follows:**

- **Massabesic High School fire/propane incident** - The Fire Department responded to Massabesic High School last week for a small fire in a lab and some follow-up propane leak investigations. While our equipment was

deployed for the fire, our ladder truck had a significant hydraulic malfunction and is out of service until testing and probable costly repairs can be made. A handout was provided on the ladder truck situation. There will be more discussion with Chief Bors on this at our December 10<sup>th</sup> workshop.

- **Skid steer/ snowblower purchase update** - Dave Benton and I decided the Town will buy the Gehl brand skid steer/blower/bucket without the front mount sander. It has the most powerful blower of the five bids received. It can be useful on road projects but perhaps not as useful as the Bobcat Toolcat during summer months for Friendship Park type work. It was over \$7,000 less than the Toolcat.
  - **New Gehl brand skid steer with bucket and blower....\$44,500**
  - New Bobcat brand skid steer with bucket and blower....\$41,602
  - New Bobcat brand Toolcat all-purpose AWD vehicle... \$51,071 (most expensive but probably most versatile throughout the year for parks and transfer station jobs)
  - New John Deere 320G skid steer with bucket and blower...\$51,000
  - Used (100 hours rental time) 2019 John Deere 320G skid steer with bucket and blower...\$43,000
- **Foreclosed properties update** - Recently we had a town-owned foreclosed property sold by the “previous owner” to another buyer for \$65K. Such a sale should never have occurred. The sale was done by warranty deed with a title search, and the title search obviously missed the foreclosed town owned status of this property. To reduce the chance of this occurring again, perhaps it is time to change our lenient practice toward foreclosures of not quickly changing ownership to the town. In the past we have not taken full ownership via name change and instead have worked successfully with owners to pay in full as soon as possible and get their property back via quitclaim deed once they have paid in full. We have also been lenient in allowing owners to be nearly three years in arrears before we consider a foreclosed property a town property. If someone did not pay their only outstanding October 2019 tax bill, we could legally possess their property when that lien matures in February of 2021, thereby cutting our “3 year leniency period” almost in half. Doing this could reduce our annual parade of delinquent taxpayers. Right now we have 24 parcels that the Town technically owns and we could sell at auction. There are another 38 parcels that will be foreclosed and Town owned in February 2020 unless their owners pay the oldest year in full. If the Selectmen wish to change how we approach foreclosure, we should workshop the issue and consider changing our Tax Acquired Property Ordinance.
- **Health Insurance.** We received notification that the Town’s health insurance will be going up 7% beginning January 1, 2020.
- **Upcoming Elections.** Christine Torno prepared and made available to the Selectmen an informational sheet on the upcoming elections that included the dates and description of each.

## **9. NEW BUSINESS**

- a. Community Center status update on architect services RFP.

**Gary Lamb reported that there were seven bids received that ranged from \$24,000 to \$25,000. The Community Center Steering Committee will choose what firms to interview and/or hire for the work. He also presented a letter the Committee finalized for the general public circulation outlining the work that has been accomplished so far, the bids for architectural services, and the search for possible land for the community center. Gary Lamb noted that additional members are needed to serve on the Committee.**

- b. Discuss/vote to approve a Municipal Quitclaim Deeds for Map 014, Lot 040H; Map 045, Lot 001-485; Map 045, Lot 001-827; and Map 045, Lot 001-484.

**Dwayne Woodsome made a motion to approve a Municipal Quitclaim Deed for Map 014, Lot 040H. Tim Neill seconded. The motion passed 5-0.**

**Dwayne Woodsome made a motion to approve a Municipal Quitclaim Deed for Map 045, Lot 001-485. Ted Doyle seconded. The motion passed 5-0.**

**Dwayne Woodsome made a motion to approve a Municipal Quitclaim Deed for Map 045, Lot 001-827. Tim Neill seconded. The motion passed 5-0.**

**Dwayne Woodsome made a motion to approve a Municipal Quitclaim Deed for Map 045, Lot 001-484. Ted Doyle seconded. The motion passed 5-0.**

- c. Discuss holiday closing times – December 24<sup>th</sup> and December 31<sup>st</sup> and December 24<sup>th</sup> Selectmen's meeting status.

**The Selectmen decided to have employees work on December 24<sup>th</sup> and December 31<sup>st</sup> from 9:00 a.m. to 1:00 p.m. This change is to be advertised to make the public aware of these holiday hours. The Selectmen will meet on December 17<sup>th</sup> instead of December 24<sup>th</sup>.**

## **10. OLD BUSINESS**

### **11. OTHER**

- a. Discuss /vote to approve the minutes of the November 12, 2019 regular meeting.

**Dwayne Woodsome made a motion to approve the minutes of the November 12, 2019 regular meeting. Ted Doyle seconded. The motion passed 5-0.**

### **12. PENDING DECISIONS**

- a. Road Entrance Appeals Board Appointments

### **13. WEEK'S ACTION LIST**

### **14. DISCUSSION OF AGENDA ITEMS**

**December 10<sup>th</sup>**

**Executive session beginning at 5:30 to interview applicants to serve on the Library Board of Trustees and the Community Garden Committee.**

**Presentation of the 2019 Annual Audit with discussion/possible vote to approve.**

**There will be a workshop following the meeting on December 10<sup>th</sup> to discuss the proposed 2021 budget and capital funding.**

### **15. ITEMS NEEDING SIGNATURE**

- a. Minutes of the November 12, 2019 regular meeting**
- b. Municipal Quitclaim Deeds for Map 014, Lot 040H; Map 045, Lot 001-485; Map 045, Lot 001-827; and Map 045, Lot 001-484.**

### **16. ADJOURN**

**Dwayne Woodsome made a motion to adjourn the meeting. Tim Neill seconded. The motion passed 5-0. The meeting adjourned at 6:38 p.m.**

These minutes were approved by the Waterboro Board of Selectmen on December 10, 2019.

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Dennis Abbott

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Dwayne Woodsome

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Gordon Littlefield

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Tim Neill

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Ted Doyle